

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Chris Chalupsky, George McCalla, Stephanie Villamizar.
Absent: Richard Merriman.

CALL TO ORDER KH: 6:04 pm

AGENDA MODIFICATIONS & APPROVAL CC/KH: Motion to approve. Vote: 4-0-0.

MINUTES January – GM/KH: Motion to accept. Vote: 4-0-0. February – CC/KH: Motion to approve. Vote: 4-0-0.

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – Appoint Committee Officers

GM/CC Motion: KH as chair. Vote: 4-0-0.

KH/CC Motion: GM as vice chair. Vote 4-0-0.

CC/GM Motion: KH as secretary. Vote: 4-0-0.

ACTION ITEM #2 – 4705 Point Loma Ave (Project #681097)

Presenter: Tim Golba, architect. Multifamily, 2 buildings, 8 units total, in commercial zone. Using affordable housing regulations to apply for 50% density bonus, and 3 incentives to maximize density. 1273-1295 SF per unit with 2 bedrooms. Parking 8 required, 13 provided. Closes curb cut. Ground floor garages, 2nd and 3rd floor living area, and private roof decks. New sidewalks and 4' more setback on Point Loma ave. Incentives requested: Solely residential instead of mixed-use; no private open space at ground level; and trees in public right of way instead of in setbacks. Fully approved by city except CPG presentation. Answers to Committee questions: Will have 2 existing palm trees plus shrubs on Point Loma ave, new canopy trees on Ebers. Affordable requirement is 15% of base density (1 of 5 units). Proposing 1 "very low" income (50% AMI) unit. 6 inches below 30ft, remainder of roof will be solar, exceeding minimum. Direct access to units from ground level and from garages. Parking cycle review resolved. City asked for water & sewer infrastructure study. Pervious pavers accept runoff in driveway.

Public Comment: Brian: Concerned about impact on street parking for Warren Walker school, and roof decks with ocean views don't fit with affordable housing.

Committee Comment: KH: Balconies and offsets appreciated, good roofline. Affordability is a big issue here. No outdoor space or engagement with sidewalk, could at least do common podium deck. Roof decks are not a safe alternative to outdoor space for pets/children. Uses raised planter to exceed 30' height. Be wary of paving because of sidewalk vending ordinance. Using homeless as reason for having no patios is dismissive, the walled off street frontage encourages bad behavior.

CC: Aesthetic design gives reference to community plan. No fatal flaws.

SV: West side balconies would be unused, enclosed if something tall goes up next to it.

GM: Motion to approve. No second, motion fails.

KH/CC Motion: Recommend denial based on arrangement of structures blocking off public east-west views [Section 4.6] and lack of ground level patios, courtyards and interaction with public right-of-way [Section 4.2]. Vote 4-0-0

(Note: This is a subcommittee recommendation and shall not be used for city approval.)

Public Comment: Zack: Rational for denial? KH: Developments should engage public ROW, not walled-off castles in the sky.

ACTION ITEM #3 – 4953 Coronado Ave (Project #697315)

Presenter: Maureen, architect. Owner made concessions based on previous PRC comments. Pulled back from property line, reduced roof profile/height, changed east wall materials. New garage setback is same as existing, 1200SF ADU.

Public Comments: Susanne: Critical of effect on sunlight to east, raised grade, solid balcony wall, north overhang too long, 10ft ceilings unnecessary.

Bruce: Did not receive notice after request. There is 5.5ft shared walkway should have easement, fence will limit my access. 10ft floor heights blocks light to my back units. Views are to east and north, but windows all look down on us, should be flipped. They should provide access to their back unit on east side. No companion unit parking.

Debra-Owner: 3ft of shared walkway is on her side, and neighboring slab that drains into her house. Balcony wall doesn't have to be solid.

Christina: My egress door would be blocked by fence. Blocks light.

Committee Comments: KH: Major improvement from before, roofline and setbacks increases sunlight. Fence 1.5ft from house doesn't make sense. Would support it but 81% of FAR is used for living area, code requires 25% for parking.

CC: App responded to last meeting input to large degree. Grade change blocks/affects natural night, quality of life. Should lower overall grade for structure/height. App: Garage sets overall height. CC: Understand, 10ft garage isn't out of the ordinary.

KH/GM Motion: Recommend approval of project contingent on meeting the FAR requirements [Section 131.0446(e)] and providing more open railing on 2nd floor balcony wall. Vote: 4-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #4 – In Person Meetings

CC: In person meetings have value, but virtual works well for visual presentation.

KH/CC Motion: Continue with virtual meetings for PRC until further notice. Vote: 4-0-0

OFFICER'S REPORTS: Next PRC meeting in 2 months.

ADJOURN KH/GM: 8:22pm