

CALL TO ORDER KH: 6:06 pm

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Denise Larson, Tyler Martin, Chris Chalupsky, Stephanie Villamizar

AGENDA C/TM: Motion to approve. Vote: 5-0-0.

MINUTES APPROVAL N/A

NON-AGENDA PUBLIC COMMENT One person spoke in opposition to the Pescadero ADU project located in the Peninsula Planning Area.

ACTION ITEM #1 – Appoint Committee Officers

KH: Vice chair of board is Chair of PRC

TM/DL: Move to appoint Tyler Martin as secretary. Vote: 5-0-0

CC was "approved by consent" as Vice Chair of the PRC

ACTION ITEM #2 – 4705 Point Loma Ave (Project #1086681)

Presenter: Tim Golba, Golba Architecture. CC-4-2 zoning, 7,396 sf lot. New 3 story structure with 20 units, 9 automobile parking spaces, 2 motorcycle spaces & 2 bicycle spaces. This Complete Communities project is in a transit priority area adjacent to a small commercial district and single-family homes. The project requires three waivers: W1 concerning the private decks in lieu of common open space; W2 concerning minor common open space deviations; & W3 concerning the parking reduction per Complete Communities. The project utilizes two incentives: I1 concerning the conversion from commercial space to multi-family residential & I2 concerning the partial elimination of landscaping. The zoning code allows for zero parking and the project complies with the 30 feet coastal height limit.

The project proposes 3 onsite affordable units: 1 very low, 1 low, & 1 moderate income unit. The property is intended to be apartments with an onsite manager. Private balconies are offered in-lieu of rooftop community gathering space. Units range in size from 455-618 square feet and are recessed in a "wedding cake" design with an open-air central corridor for second and third floor access. Subterranean parking is infeasible due to small lot constraints.

Community comments were mixed with most residents expressing concerns over parking, density, setbacks off alleys, site lines into neighboring properties, & onsite management.

Committee Comments: SV expressed concern over parking. CC mentioned the current project being a better design than the previous design, KH mentioned the OB Cottage Historical District and its exemption from Complete Communities, TM mentioned the developer concessions including more than required parking and setbacks. DL mentioned the housing shortage and need to provide affordable and market-rate housing.

TM/DL Motion: Motion to approve the project with a condition of approval requiring a 30-day minimum rental agreement for all building occupants. Motion passed 3-2-0 (Yes: DL/TM/CC, No: KH/SV)

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

ACTION ITEM #3 – Change meeting time and location.

The committee agree to coordinate the meeting time and location via email.

OFFICER'S REPORTS: None.

ADJOURN: KH/ 7:30 pm