

CALL TO ORDER KH: 6:05 pm

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Stephanie Villamizar, Barbara Guerra-Jankowski, Chris Chalupsky. Absent: Chelsea Siefert

AGENDA KH/SV: Move to add item to assign subcommittee officers, time permitting. Approve by consent.

MINUTES APPROVAL CC/SV: Move to approve May 2024 and Aug 2024 minutes. Approve by consent.

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 4870 Voltaire (Project #1128899)

Applicant, architect - Mixed use in commercial district, retaining existing home on back alley. Engages with street better. Rendering omits existing palm and shade tree, another shade tree on property, and existing decorative metal fence. Art-Deco influence, balconies break up bulk and provide outdoor space. 1st floor commercial, 2nd floor office use, 3rd floor single apartment. Garage door on back of business for practical use, no parking inside. Zero parking req for residential, Coastal Commission approved zero parking for commercial on Friday. Walls on side for fire separation. 1 parking spot for rear resident, plus unofficial tandem spot. Adds accessible parking plus passenger dropoff on Voltaire, takes up 3 spots. Most cycle comments closed, parking is waiting on the new ordinance. Commercial shell, would like hair salon on bottom floor.

Public Comments:

- (1) Is residential unit long term? App: Yes, 31 days minimum required by city, not seeking STR permit.
- (2) Where do people park? App: Walkable area.
- (3) Seems out of character with street, going up to 3rd story. App: There are some 3-stories on Voltaire.

Committee Comments:

KH: Coastal Commission recommending city add more mobility points in lieu of parking, requiring motorcycle, handicap parking. App: Transportation amenities for residential use. Bike repair is technically public. Commercial amenities not addressed.

CC: Art-Deco isn't common in community, but not out of character. East side block wall blocks right to natural light, can do better to consider neighbors. App: Can't do windows due to zero setback, fire separation. Block is used in case there's no access to neighbor property.

BJ: Will commercial units be turned to residential if you can't rent them? How to attract business without parking? Noise should be a consideration with proximity to apartments.

SV: Operable skylight would help. Could provide parking in back? App: Would have to remove or lift back unit.

KH: I like Art-Deco. Recommend adding bathtub to make family friendly. Opportunity for alley employee parking. Balcony/storage wall could be opened up, is hostile architecture. App: Serves fire protection purpose, balcony may have to be cut back.

Motion (KH/BJ): (Amended by SV,CC) Recommend applicant provide additional parking, redesign east exposure with setbacks and removal of solid balcony walls, and satisfy city's transportation amenities. Passed 4-0-0.

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

(continued on next page)

ACTION ITEM #2 – 4763 Santa Cruz Ave (Project #1133205)

Applicant, architect: Single family dwelling, bedrooms 2nd floor, living area on 3rd floor for view, 30ft height. Façade is Chinese waterproofing, burned wood. Concrete and wood finishes at Santa Cruz. Parking lot open on all sides. Doubt on driveway width 12ft vs 20ft, decided on 12ft. Mechanical has to add water to street, waste to alley. Has 2 street trees. 15ft front setback.

Public Comments:

- (1) Kim: Parking has to be added to FAR. Property lines, setbacks not clear. App: It complies. Kim: City says stark contrast to neighborhood. App: Will be an icon in the area. Owner: Want it to match a brand new neighborhood. Rear house is now one of most beautiful homes. Kim: It's a noisy Airbnb, history of unpermitted construction. Request installing story poles so neighbors can see building outline.
- (2) I'm afraid of the owner, history of threatening people. Police reports, vandalism. It will hurt my view and property value. No vetting of 16-18 guests on property, I don't want to live next door to a hotel.
- (3) I know owner, has pride of ownership. New build on Del Monte has this look, good addition to neighborhood.
- (4) No privacy or sunlight in neighbors yard, blocks ocean breeze.
- (5) OB will not be bullied. Adjacent property is a hotel, responsible for zero parking on block, this will double it.
- (6) Owner: Front house will be our home. Never had issues with neighbor before. Back house is Airbnb. I own many rentals in OB, want to semi-retire and live close to them. Front of lot is undeveloped. I've never met these people.

Committee Comments:

- KH: City comments will require a lot of changes. Does not comply with building envelope, should be drawn at setback. Front setback is 20ft for half of building, and angles in at 19ft and 24ft. Carport and rear house garage is well over FAR. App: We have those answers from City in preliminary site plan review. KH: You have to address the City comments, change the envelope and floor area. West exposure concern for bird strikes, privacy for neighbor, looks like a hotel/hostel with the en-suite bathrooms and parking.
- SV: High end project, want to see changes due to envelope. Show a section with neighboring residence heights.
- BJ: Shadow study, impact on neighbors? App: Maybe in future. BJ: Glass wall does not respect neighbor privacy. Questions parking for 7 or 4 cars for a single family. Looks like apartment building or library, reconsider style to integrate into neighborhood.
- CC: Questionable curb cut. Think about neighbors. Large groups Friday thru Sunday, this is a hotel.

Motion (CC/BJ): Recommend full board deny as presented due to unresolved city comments and not taking into account the Community Plan. Vote: 4-0-0.

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

OFFICER'S REPORTS: None.

ADJOURN: 8:00pm