

CALL TO ORDER KH: 6:08 pm

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

AGENDA Approve by consent.

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 1421 Ocean Front St/4837 Bermuda Ave (PRJ-1122219)

Presenter: Architect, Bob Trettin. Seawall was originally approved in 2011 and has since required repairs. Proposed use of shockcrete infill to repair and maintain the aesthetic appearance of the seawall. The wall would be extended by approximately 2 feet and embedded 4 feet below mean sea to stop further undercutting. Work blending naturally into the existing wall. Includes site drainage, sand mitigation fee. They disagree with city regarding needing to pave dirt alley, neighbors prefer a dirt walking path, questions on whether alley is private or public.

Public Comments: None.

Committee Comments: CC: Seems straightforward, initial concerns have been resolved other than alley. Supports dirt alley if surrounding neighbors support it.

KH: No expansion of bluff. Community plan calls for paved alleys. More outreach needed, neighbors may not be on notice about alley. Concerned about compliance with view corridors in side setbacks, last block to ocean.

Motion(BG/CC): Recommend approval as-is. Passes 2-1-0. (No: KH)

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

ACTION ITEM #2 – 2031-2033 Bacon St (PRJ-1138023)

Presenter: Architect, Jeffrey Thaxton. No variances. Single family, consistent with neighborhood density, bulk and scale. 6-7 lower than nearby buildings. Permeable pavers, drought tolerant landscaping, maintain natural grade for sea-level rise. Moved site fencing for visibility triangle. Pursuing 3-story building for their family.

Public Comments: None.

Committee Comments: CC: Building across street is out of character for this block. Concerned about height relative to neighboring buildings, suggest rooftop deck for view instead of 3rd floor. Stands out like sore thumb. BG: 3 bedrooms, 3 living rooms, 3 offices, looks like 3-story VRBO. Jeffrey: No... It is single family. Good off-street parking, use of outdoor space.

KH: Area prone to flooding. You can put fence in visibility triangle if 75% open. Small footprint, max FAR gives it its appearance. 10ft floor heights are unnecessarily tall. I see an Airbnb hotel, 9 rooms. Miniature kitchen like a Hilton suite. Jeffrey: Speculative. KH: Neighbors will report if in violation. City likely to approve plans.

Motion (KH/CC): Recommend full board deny the project based on the bulk and scale relative to the surrounding residences. Passes 3-0-0.

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

ACTION ITEM #3 – Appoint Committee Officers

Move to appoint Chris as Vice Chair of PRC. Passes 3-0-0.

MINUTES APPROVAL: Approve by consent: Aug and Oct 2025. (BG abstains from Oct minutes due to absence.)

OFFICER'S REPORTS: None.

ADJOURN: 8:16pm