

CALL TO ORDER KH: 6:05 pm

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Chris Chalupsky, Greg Diamond

AGENDA Approve by consent.

MINUTES APPROVAL: Approve by consent: Nov 2025. (GD abstains due to not attending.)

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 5184 W Point Loma Blvd (PRJ-1111661)

Presenter: Architect, Elizabeth Carmichael. 3-story, 1,683 sf residence with an attached 800 sf ADU, replacing an existing duplex.

Public Comments: Letter from neighbor in support of project (attached).

Committee Comments:

CC: Concerned about project height and rooftop deck, consistency with neighboring buildings and visual impact.

KH: Questions about FAR calculations, carport resembles a garage and would not be exempt. Relies on raised planter to exceed height limit. Side setbacks are subject to view easements. Recommend transparent panels around front of roof deck to reduce bulk.

Motion(CC/GD): Recommend denial based on overall height at visual impact. Passes 2-1-0. (No: KH)
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #2 – 4966 Voltaire St (PRJ-1144821)

Presenter: Architect, Freddy. Presented plans to convert an existing commercial building into residential units, including three market-rate units and three affordable ADUs on the second floor. Tilted stick and laundromat on ground floor, bar would remain. Plans do not reflect revisions to add access to rear along east property line, 2.5ft alley dedication, and reorienting unit layout. DSD is requiring parking for the existing commercial uses, says zero parking is certified by Coastal for residential but not commercial. DSD is also not allowing residential on ground floor in coastal zone.

Public Comments: None.

Committee Comments: Discussed parking requirements, setback standards, and the challenges of adding residential units to an existing commercial structure. Commercial parking should be previously conforming (zero) if using 50% rule. Due to preliminary nature of the plans and outstanding city comments regarding parking requirements, the committee did not take any action on this item.

Motion: None.

ACTION ITEM #3 – Appoint Committee Officers

Tabled due to lack of time.

OFFICER'S REPORTS: None.

ADJOURN: 7:56pm