

DPR minutes

2/14/20

4:00 Greg^{1st}, me 2ND - elect Mike Chair
Brian not attending
Mike, Greg, me, Beth, Angeles, John, Donna,
5610 Bellevue Ave
Adrienne Perkins

no fencing on property -
carport - need 2 covered parking spaces
need to keep carport - restriction on title?
don't have overlay of floors - not effective
renders better

#2 Roof Dec #2 smaller - 42 ft?

#3 30ft radius neighborhood - what display
showing? aerial too small

existing, survey sections: existing non-compliant
side yard setback - re-surveyed - move
stem wall about moving - ask DPR
3'6" - new structure -

non-compliant by less than 20%
is grandfathered but need to discuss
3'5" non-conforming - move back?

#6 Roof deck revision - more setting/covering
area - rear deck not changed - off deck

#7 access thru BL - small

deck SW cor - dining atop stairs

#8 size? of deck - 700 ft² previous - now 242 ft²
panoramic view - 3 2nd houses in
Bellevue a row

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35 ft. ht. limit - 1972 Coastal Act -
values of SD support now? No

Support community plan -

Greg - polit. prob - ~~to~~ how plan been used to
support or oppose affordable housing

Angeles - greg maintain envelope w/ small
units are furthering affordable housing

developers use maximum - prob is w/ parking
Real affordable - preserve existing housing stock

ADU + guest - Re development doesn't work

unless subsidize new constr. - ht. is given
don't change

Donna - change the way developers think about
this. do w/ bonus sys.

How much space

Remove RM 1-1; show greg's stuff @ 1.8 FAR
what do we need to do? - fees = amount of cost
w/ Coastal Zone - where ever built

FAR + ~~Area~~ Zone doesn't need to change

Donna: program not solve problem - reveals developer
agenda.

Make - need incentives -

Fitz - What is affordable housing?

all elements in plan are so impactful +
decision will last 50 yrs. we need time

find common ground w/ other CPG's

Angeles: Bonus prog - squeeze in more units w/in envelope w/
low income

- # 10 - Bellevue - Forward side
- # 11 - W side yd. - 12ft setback
- # 12 - S + N Elevations
- # 13 - Bellevue side - carport coverage - allowed?
- # 14 - door + window
- # 15 - X sec Bellevues
- 15 - X sec Forward

12ft setback of doors from setback @
 7 doors - 16ft from PL
 complies w/ FAR lot coverage min.

2518 IA coverage 3373 outdoor/yard
 15% permeable; 15% non-permeable
 70% permeable

Keep existing tree -

Gauzle - fine? - Answer No easment on street

Patio
 Enclosed
 Slab wall
 14' 11/2"
 PL to
 face of
 wall

Perkins need entrance
 garage opens to alley (access)
 rear entrance to alley - no fence
 Trees? - crepe myrtle - size constrained
 keeping liquid amber
~~patio~~ Angeles: proj/presentation good
 landscaping + tree good + front terrace
 a sore thumb - set back railing from edge
 glass ^{upside} leans folks exposed - loose view
 farther back one sits - thicker fascia w/
 narrower glass + horizontal frames -
 small parapet -

Sarah Perry - rear deck looks into her yard - what is purpose? ~~1st~~ 3RD story deck - granny flat ^{down street} blocking view of ocean - approve as existing - if view blocked, will remove -

is remodel or rebuild? non conforming setback irrelevant - DSD needs to determine order that existing non-conforming wall occurred - will comply w/ what city requires - 7"-8" difference

Greg FT; 2ND? Angeles - prob. w/ non-conform setback & front deck (glazing)

Beth - S Elevation w/ stairwell issue

Southern Western exposure - shades, etc - impractical - hot box during day

could enclose airport if eliminates bridge - fence? wind up different project issues w/ neighborhood

vote: Beth No; Diane NO; Costello - AB

Angeles: No; Donna No; John NO

Greg: Yes 5-1-1

return - stairwell, set backs, decks, if changes, will return; if not will accept

Beth - FT; Kane 2ND

Angeles - Yes; Kane yes; Costello AB; Frendrick yes; Jackson no; Blackmond yes

5-1-1

Freundrick
not Mark

2ND

524 Palomar - Scott Spence

8542 ID near

525 ID ADU

3009 ID - new area; 2 enclosed
gar 524 ID - carport - habitable
space above counted as FAR? yes

detached garage on P/L w/in setback - planer
missed that - eliminate garage - on
setback - convert carport to garage 7 ID less
than original
site plan

Driveway access - no easement btwn properties
P/L to 1st fl res 10'6" - all concrete - 15' new
driveway - redo curbcut to align

P/L - garage = 24' back-up w/ hammerhead
area onto 10' wide DR way.

Roof deck - reduce size + adjust roof pitch
to hide decks - rear res. deck - can

disguise; front unit rt as much room
but is better; capital improvements > new

curb cut - 420 meter larger - fire sprinkler
new structure; DIF \$5860 + RTCIP \$2,360

\$8100 total into 2 funds

Palomar view corridor - 15-20ft front yard
setback w/ no encroachments - No impact

Drainage > some to NW cor of property -

re-direct H₂O to Palomar thru landscaped areas

use permeable DR way surface to minimize sheet flow or into front yd landscape for filtration -

1,096 sq ft
524 sq ft
74.96 TOTAL ; Lot coverage 44% - if overhangs inc @ 48% - ~~6~~

2542 sq ft ADU 525 sq ft = 3067 sq ft TOTAL FAR 0.75% allowed

1 > 24" box st. tree required + 1 extra
2 sty res to rear - S side & parcels to E is
2 sty res. - very little setbacks 15' + 20 ft to roof
street scape elevations - neighborhood context

Leira - magnolia to remain? yes
site plan: 3ft W side ped walkway line - pavers there?

East side - DR way pavers; use pavers everywhere? good ideas - note drawings above
Beth: is property on streetscape elevations? yes
Kane - rendering of new w/ revisions?

Rendering from street? No
Q: public use: DR easement - ans: is no easement -

more curb cuts? - No - re-align DR way
curb cut - 4 units w/ driveway - address how?
no access - need to use 524 Palomar
need easement - Don Thompson

Findings can be made

1st Kane; 2nd John; Blackmond yes
Kane yes; Gamzele yes; Trending; yes
Leira yes; Jackson, yes - Lotello AB

4/20

#20 Pearl St. - Conant Res, Drew Hubbell
landscape plan

Creating tentative Map; Process 3 for condos
city wants 20ft DR way - 10x60 lot - need
deviation for 12' DR way to enter garage
windows relate to neighbors? - ad

Kane - add obscure glass to Baths? OK

deira - support deviation -

Greg - findings can be made, support
findings for deviation - Kane 2ND - CDP

Blackmond, y; Kane y; Gamble y; Jackson y
Trembling y; Leira y - Costello AB 60-1

#4 Complete Communities

Angles: Commercial Areas 30ft FAR 2.0

RM 1-1 = 3,000 sq ft / lot

RM 3-7 = same outcome, why isn't it
happening? - mt. solving problem w/ transit

Greg: Stated goals vs. unstated goals - need to
build affordable units, not luxury housing

Mike: what is objective? "affordable" is laudible
but mkt is luxury - not going to get
affordable in coastal zone - just make some
rich + others crowded - need some
places for service workers - plan has too
many probs - support community plans
future housing already planned

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