SITE PLAN REVIEW COMMITTEE
MEETING MINUTES
Tuesday, February 2, 2021, 8:30 am

1. ROLL CALL
Site Plan Review Committee Members: Anastazia Aziz (Chair, CDD Director), Sherman Low (City Engineer), John Kuehl (Building Official), Dan Gho (Public Works Director), Gaudenz Panholzer (Fire Chief).

All present.

Staff: Alyson Hunter, AICP (Senior Planner), Laurel O’Halloran (Associate Planner)

2. GENERAL PUBLIC COMMENT
None.

3. REGULAR AGENDA
a. Address: 1663 Sunset Dr. Permit Application: Architectural Permit (AP) / Coastal Development Permit (CDP) Application No. 19-0359
   Project Description: Code compliance for extension of deck and installation of gas line without permits.
   APN: 007-041-025 Applicant: David & Lisa White
   Zone District/Land Use: R-1-B-4 / Very Low Density
   Staff Reference: Alyson Hunter, AICP, Senior Planner
   Recommended Action: Review and provide comments

Alyson Hunter, AICP, Senior Planner, provided a staff report.

The Chair opened the floor to public comment. Hearing none, the Chair closed the floor to public comment.

The Committee discussed the item.

Director Aziz asked about the proposed site coverage.

The Chair closed the discussion.

b. Address: 1661 Sunset Dr. Permit Application: Architectural Permit (AP) / Coastal Development Permit (CDP) / Administrative Use Permit (AUP) Application No. 19-0645
   Project Description: Demolition of existing structure and build a 6,000 SF split-level residence.
   APNs: 007-041-033, -034, -035 Applicant: Eric Miller Architects
   Zone District/Land Use: R-1-B-4 / Very Low Density
Alyson Hunter, AICP, Senior Planner provided a staff report.

The Chair opened the floor to public comment. The following members of the public spoke on the item:

Eric Miller
Lisa Ciani

The Chair closed the floor to public comment.

The Committee discussed the item.

John Kuehl commented on sewer lateral and stormwater plan requirements.
Daniel Gho commented on demolition truck routes.
Director Aziz commented on the proposed condition of lots at project completion, and the total Gross Floor Area.
Sherman Low commented on the neighboring properties and their sewer conditions, suggesting that the existing access easement be considered for sanitary sewer and stormwater as well.

The Chair closed the discussion.

c. Address: 1152 Forest Avenue  
Permit Application: Architectural Permit (AP) / Administrative Use Permit (AUP) Application No. 19-0655  
Project Description: To allow the addition of a new carwash to the existing gas station and to build a duplex in the rear of the property.
APN: 007-651-022  
Applicant: Mahesh Konduru, Oneness Ventures LLC  
Zone District/Land Use: C-FH / Commercial  
Staff Reference: Laurel O’Halloran, Associate Planner  
Recommended Action: Review and provide comments

Laurel O’Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:

Lisa Ciani

The Chair closed the floor to public comment.

The Committee discussed the item.

John Kuehl noted that any right-of-way improvements will need Cal-Trans approval.
Dan Gho noted that there is a potential issue with cars piling up as they try to use the carwash.
Sherman Low commented on the potential for increased runoff and inadequate parking.
Gaudenz Panholzer commented that there may be an access issue for emergency services to reach the duplex.

The Chair closed the discussion.

d. **Address:** 320 Asilomar Blvd.  **Permit Application:** Architectural Permit (AP) / Tree Permit with Development (TPD) / Coastal Development Permit (CDP) Application No. 20-0219  
   **Project Description:** To allow the off-site construction of a prefabricated 2,856 SF modular residence to be installed on an on-site built foundation. Project includes removal of fifteen trees. Property will be added to the City’s Water Wait List, because this vacant lot does not have a water meter.  
   **APN:** 007-061-045  **Applicant:** Ben Stanton, on behalf of James Loehr  
   **Zone District/Land Use:** R-1-B-4 / Very Low Density  
   **Staff Reference:** Laurel O’Halloran, Associate Planner  
   **Recommended Action:** Review and provide comments

Laurel O’Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:

   Mr. Huff, neighbor

The Chair closed the floor to public comment.

The Committee discussed the item.

Dan Gho commented on the number of trees proposed for removal. Sherman Low commented on placing a potential bioswale along the west side of the property.

The Chair closed the discussion.

e. **Address:** 1725 Sunset Dr.  **Permit Application:** Architectural Permit (AP) / Coastal Development Permit (CDP)  **Application No.** 19-0550  
   **Project Description:** Comprehensive interior and exterior remodel.  
   **APN:** 007-061-036  **Applicant:** Eric Miller Architects, on behalf of Marie Mathews  
   **Zone District/Land Use:** R-1-B-4 / Very Low Density  
   **Staff Reference:** Laurel O’Halloran, Associate Planner  
   **Recommended Action:** Review and provide comments

Laurel O’Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:

   Eric Miller
The Chair closed the floor to public comment.

The Committee discussed the item.

John Kuehl commented on the potential for issues during demolition due to deferred maintenance on the home and the potential for unforeseen demolition being required. Gaudenz Panholzer commented on the fire sprinkler requirement. Director Aziz commented on the 50% calculation for structural wall removal and how it affects the existing second story, the site coverage for the proposed project, and the fencing requirements.

The Chair closed the discussion.

4. ADJOURNMENT – 9:34 A.M.