

Meeting Minutes of Southwest Coastal Design Review/Citizen Advisory Committee
Wednesday, December 3, 2008
6:00 p.m.

Chairman George Cerelli called the meeting to order at 6:00 p.m.

Members present: Debra Birkby, Linda Murray, John Mersereau, Tim Crawford and Stephen Malkowski. Rand Dufka was excused. Staff present: Teri Allen and Patrick Wingard.

The consideration of the meeting minutes for November 5, 2008 was the first agenda item.

MOTION I: John Mersereau moved to accept the minutes as presented. Debra Birkby seconded the motion. The motion passed unanimously.

The only discussion on the agenda was a re-review of the Design Review and Variance request by Gregory and Roselle Soriano and Carl Perron.

Planner Allen gave a brief update on the staff report and handed out other items to the Committee and the audience. She also handed out the December 2, 2008 Planning Commission staff report to the Committee. She stated she was recommending approval of the Variance to the Planning Commission. She further explained.

Owner, Gregory Soriano, stated if he moves the garage/guest house structure he will have to tear it down.

Planner Wingard stated the Committee should question what the reasonable use of the lot is? How does the proposed home relate to other lots and single-family dwellings in Arch Cape. John Mersereau questioned what made this project any different than any other corner lot situation in Arch Cape? Debra Birkby answered there was nothing different. A lengthy discussion followed. Planner Wingard directed the Committee to the hardship issue. Tim Crawford questioned if a precedent was being set? Owner Soriano stated he could remove the cross-hatched area on the plot plan.

Tim Crawford felt there were 2 motions that needed to be made.

MOTION II: Tim Crawford then moved to approve the design if applicant removes the hatched area on the plot plan and the accessory structure be moved out of the right-of-way in conformance to the 1981 Variance. Steve Malkowski seconded the motion. Discussion followed. Debra Birkby asked for a roll call vote. Steve Malkowski – aye, Linda Murray – aye, Tim Crawford - aye, Debra Birkby – aye and John Mersereau abstained. Vote: 4-0 with one abstention.

MOTION II Amendment 1: Tim Crawford amended his original motion to include if the accessory garage is demolished or detached any replacement would have to meet existing codes/ordinances. (The intent is to keep the owner from having to go back to the Committee for review). Steve Malkowski seconded the motion. John Mersereau questioned what the setback would be. Patrick Wingard replied if the building is detached the setback would be 5 feet. John commented that he couldn't see moving the building. The motion passed 4-0 with Debra Birkby abstaining.

MOTION III: Tim Crawford moved to disapprove the Variance request for the main dwelling because the applicant did not satisfy Section 5.130-5.132. Debra Birkby seconded the motion. Discussion followed. The motion passed 4-1. Linda Murray, Tim Crawford, John Mersereau and Debra Birkby voting aye. Stephen Malkowski voting nay.

John Mersereau questioned what would trigger the 20' setback on the accessory structure. Patrick Wingard stated the addition of a kitchen.

There being no further agenda items, the meeting adjourned at 8:22 p.m.