

PROJECT REVIEW AGENDA  
PENINSULA COMMUNITY PLANNING BOARD  
3115 Loma Riviera Club House  
September 12, 2007

1. 3771 Valemont: Fred Liboratori owner, S. Chaputnic Architect. Project # 113555  
Changed from process 2 to process 4. Project issues include neighborhood use permit and request for variance to allow 2<sup>nd</sup> drive way opening. Site development and permit to allow construction of drive way in portion unimproved public ROW
2. 3558 Wilcox St.: Garland residence. Project #128358  
RS-1-7 zone to demolish existing house and build 3870 sq ft house on 6625 sq ft lot. FAR .58 coastal ht limit, coastal overlay (non appealable, parking impact).
3. 2820 Shelter Island Drive: E.L. Hope remodel. Project # 130118  
50 foot wide lot. Second story addition on a business.
4. 4553 Muir Ave: Jennifer Bolyn, Architect. Project # 135921  
Vacant lot 4199 sq. ft to build 2 story 2, 568 sq ft house. FAR .75, 30 ft ht limit cedar siding, pitched room to fit into neighborhood. Issues complete except environmental
5. 4367 Orchard Ave: Keith and Carol Castlen owners; Project # 118802  
808 sq ft second story addition (craft and game room) 1 bedroom, 396 sq ft deck over existing 470 sq ft garage located in rear of lot. Existing 1884 sq ft home. total of 3,162 sq ft on 7000 sq ft site.

Future projects:

1275 Scott Street. Kettenberg Town homes. 47 residential townhomes, 3 commercial units, parking below grade. Zoned for mixed use. North Harbor Drive Public Right of Way vacation Process 5 of the southerly 69' of North Harbor Drive between Scott and Nimitiz within Port Master Plan area, State Coastal and Council District 2. PCPB to make advisory recommendation to City.

4594 Point Loma Avenue in the RM-1-1 Zone, Coastal Overlay, Coastal ht limit, Parking Impact, FAA Part 77 Notification area to construct two, 3 bedroom houses with 2 car garages. to demolish existing bldg. On 7,000 sq ft lot Mouzas residence.

3225 Kellog St. to demolish existing residence and construct 6,770 sq ft single family residence on a 15,000 sq ft site at 3225 Kellog, Peninsula C. Plan, Coastal overly Parking Impact. Project # 132928