

PENINSULA COMMUNITY PLANNING BOARD
PROJECT REVIEW TENTATIVE AGENDA

(Subject to Changes)
3115 Loma Riviera Club House
11:00 AM to 1:30 PM
October 10, 2007

1. North Harbor Drive: Application for public ROW street vacation (Process 5) of the southerly 69' of North Harbor Drive between Scott Street and Nimitz. In Port Master Plan area and State Coastal Project # 13018 Possible removal of trees and median. To include new parking on south side. Info only
2. Metropolitan Waste Water Department. Dr. Bertch power point presentation for new Project. Info only
3. 766 Rosecrans: Mr. Totah, Owner, Fernando Gonzales Architect Project #122702
Addition of 3,361 sf second story to an existing 4,384 sq ft SFR on a 17,197 site. Issues include ht limit, design, bulk and scale, site elevations, set back. Historical report, grading See new recycle issues. To reflect pattern of surrounding development. Agreed to remove art fixtures. Total sq ft 8,045. FAR 47%.
4. 2820 Shelter Island Drive: E. L. Hope remodel. Project #130118
50 foot wide lot. Second story addition on a business.
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.
6. 4553 Muir Ave: Jennifer Bolyn, Owner and Architect. Project # 135921
4199 sq ft vacant lot to build 3 story 2,568 sq ft house. Far .75. 30 ft ht limit. Issues include set backs, geological review, archeological review, ht limit, free and clear ROW, Scale and Character of surrounding residential area. Need photo survey of surrounding area and drawings would be helpful.

Future Review:

1. 1275 Scott Street, Kettenberg Townhomes. 47 residential townhomes, 3 commercial units, parking below grade Project # 115083
2. 3225 Kellog Street, to demolish existing residence and construct 6770 sq ft SFR on 15,000 sq ft site. Coastal overlay parking impact. Project # 132928
3. 4594 Pt Loma Ave. Mouzas residence. to demolish existing residence and build two SFR, 3 BR each. Coastal parking overlay, ht limit. Issues with set backs, parking and view blocking. Zone RM1-1. To require modification with design. First assessment letter available at Shumakers.
4. 1255 Evergreen. Map waiver 4 residential condos. RM-3-7 Project# 133654
5. 1007 Cordova St. 829 Sq ft guest quarters on new garage. SFR. Project # 137089
6. 3558 Wilcox St. Garland residence RS-1-7 zone to demolish existing residence and build 3870 sq .ft. house on 6625 sq ft lot. FAR . 58 coastal overlay ht limit, parking impact.

Reminder of March elections. Five board seats will be voted upon March 20, 2008. Call H. Kinnaird for application 619-224-9897. or see www.pcpb.net for application.