

PROJECT REVIEW SUB-COMMITTEE- AGENDA
PENINSULA COMMUNITY PLANNING BOARD

March 12, 2008 (Wednesday)
11:00AM to 1:00PM

Loma Riviera Clubhouse
3115 Loma Riviera Drive

Substituting for T.A. Shumaker Jr is Darrold Davis AIA call:
619 234-2212

1. Temecula Town Homes 4404 Temecula St. # 138420 (approx. 5 min presentation + 10 min questions/answers)

2nd cycle Issues received: Project request map waiver and waiver to underground utilities. (P. Lynch = Development project manager)

2. Xitco Residence-3534 Wilcox St. #146238 (approx. 10 min presentation + 15 min questions/answers)

Assessment letter received: Project proposes to demolish an existing single family residence and construct a 2 story 5,471 SF single family residence with a lot consolidation capturing east lot for site total of 12,508 sf. Coastal Development Permit (process-2) required. (C. Cac = Development project manager)

3. Cabrillo Pet Hospital 4130 Voltaire St. (approx. 10 min presentation + 15 min questions/answers)

No assessment letter-no cycles received: Project proposes a modification to an existing CUP. Relocation of an existing veterinary hospital business into the upper floor of an adjacent existing two story building. Addition of elevator which expands footprint of existing two story building site development permit. (M Dye = Development project manager)

4. Voltaire Street Rezone -3903-3911 Voltaire St. #148072 (approx 10 min presentation +15 min questions answers)

No assessment letter - no cycles received: (will bring reduced zoning map to meeting) project proposes to rezone a portion of the land (match the adjacent zoning) to a standard commercial zone CC-3-5 in lieu of parking area CP-1-1. So that the entire ownership has a uniform zone classification. The subject portion of the land is a 39' wide strip along the west side of the site, approx. 20' above Nimitz Blvd. Approximately 12,000 SF of the 27,000 SF site proposes to be rezoned. Following the rezone, it is applicant's intention to redevelop the entire site with a mixed use design to upgrade commercial services lower level with housing above.(P. Hooper = Development project manager)