

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Minutes

July 5, 2011

6:00 p.m. to 7:30 p.m.

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 6:02 p.m.

Member	Present	Absent	Notes
Allen Jones	X		
Chris Veum	X		
Paul Webb		X	
Jay Shumaker		X	
Pete Nystrom	X		
Geoff Page		X	
Shelly Kilbourn		X	
Suhail Khalil	X		

I. Parliamentary Items – Call to Order

- a. Non Agenda Public Comment (3 minutes each)

Speakers: none.

II. Preliminary Review Items

- a. **Hall Residence (Project No. 226906; Deviation from Front Yard Setback Requirement)**

2922 Owen Street

Request to extend a deck six feet into the required front yard setback. The applicant desires to present the concept to the Committee and seek feedback on issues and concerns.

Applicant: James Hall

Mr. James Hall presented his proposal to construct a deck, at the second-story level, projecting from the front of his home. A deck 13'6" in depth, which has recently been removed, would be replaced by a deck in the same location 6'0" in depth. Mr. Hall explained that the permit process identified by the City would require payment of fees more than the cost of the deck itself.

The Chair presented comments by absent members Paul Webb (regarding location of the deck in relation to the stringline of adjacent residences) and Geoff Page (regarding placement of a deck at the first- vs. second-story level and the encroachment into the front yard setback).

The Committee members did not identify issues of concern with the proposal, and advised Mr. Hall to seek relief from the amount of City fees by approaching more senior level City staff members.

Because this was a Preliminary Review item no vote was taken.

III. Action Items

- a. **AT&T Rosecrans (City of San Diego Project No. 232362; Substantial Conformance Review for #91-0303-53, CUP Process 3).** 3276 Rosecrans Street

Request to erect twelve cellular communication antennas (in addition to five existing antennas) on the exterior sides of the parapet of an existing commercial office building.

Applicant Representative: Kerrigan Diehl

Ms. Kerrigan Diehl corrected the project proposal. The City's Cycle Issues Report identified that twelve antennas would be constructed in addition to five existing antennas. Ms. Diehl explained that twelve existing antenna would be replaced by twelve new antennas, for a net addition of zero antennas. The new equipment serves the 4G technology. The antennas have been redesigned, as directed by the City, to project neither above nor below the parapet to which they would be attached. Questions from the Committee and audience focused on the potential for health issues associated with the antennas and the distance of the antennas from the elementary school and closest residences.

The Chair presented comments by absent members Paul Webb (regarding whether the antennas would project beyond the parapet) and Geoff Page (regarding the need for caution relative to health threats from electronic transmissions).

Motion/Second Veum/Nystrom to recommend approval of the project; the vote was 3-0-1. Mr. Khalil abstained because he is not familiar with the 4G technology and the issues it may present.

b. **Point Loma Summit (Site Development Permit No. 545700, Vesting Tentative Map No. 545701, Coastal Development Permit No. 545699).** 414 La Crescentia Drive

Request to construct three new single-family residences and to retain one existing single-family residence on a 1.45 acre site.

Applicant Representative: Bob Furey

Mr. Bob Furey presented a modification of the proposed project: the most southerly lot and home (Lot 4) would be eliminated and merged with Lot 3 (the existing Jessop home). That is, two new homes, in addition to the one existing, would be constructed, rather than three new homes. The redesign would result in the need for fewer zoning deviations. The remaining deviations are: 1) a 6', rather than 20' yard setback, and 2) the two new lots would not have frontage on a public street. Lots 1 and 2, and the proposed homes to be constructed on them, would be unchanged in this proposal. Concerns were raised by Committee members and the audience regarding: difficulty of accessing the property by emergency vehicles; fire- and life-safety; impact on neighborhood character, and whether three homes is too many for the property.

The Chair presented comments by absent members Paul Webb regarding the need to reduce the total number of units and provide greater setback from the steep slope, and Geoff Page regarding the proposed zoning deviations and difficulty of making required Findings for a Site Development Permit. Motion/Second Khalil/Nystrom to continue the item to a future Committee meeting to receive: 1) a revised Tentative Map with three rather than four lots; 2) an updated Cycle Issues Report from the City; and 3) a letter from the City Fire Department presenting its position on how the site can be satisfactorily serviced; the vote was 2-2 (Veum and Jones opposed). For lack of a prevailing vote the item was automatically continued to a future Committee meeting.

c. **Rosecrans Starbucks (Zoning Violation)** 1221 Rosecrans Street

Presentation of proposed graphics to be placed in windows as resolution of a zone code violation.

John Alpert, representing Starbucks, discussed the zoning violation which had been received from the City. The violation was for placing blackout film in windows where the code requires transparency on the street frontage. Mr. Alpert presented graphic images, representing historical Point Loma, which would be applied to the exterior of the windows. The images would be printed on a heavy vinyl. The Committee requested a letter from the City, preferably from Zoning Administrator Bob Vacchi: 1) stating the City's position on what it considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues.

The Chair presented comments from absent member Geoff Page regarding his feeling that the proposed artwork appears fine.

Motion/Second Nystrom/Khalil to recommend approval of the project subject to receiving the letter identified above, from the City; the vote was 4-0.

IV. Adjournment: The meeting was adjourned at 7:29 p.m.

The next PCPB meeting is July 21 at 6:30 p.m. at the Point Loma Library, 3701 Voltaire Street

The next PCPB PRC meeting is August 11 at 1:30 p.m. at the Point Loma Library, 3701 Voltaire Street

Questions? contact Allen Jones, Chair, Project Review Committee, at allenmjones@cox.net or 619-400-0134