

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

September 6, 2011
1:30 p.m. to 3:00 p.m.
 Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:31 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		Departed the meeting at 2:35 p.m.

I. Parliamentary Items – Call to Order.

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

One member of the audience inquired about the timing and process of filling the new vacancy on the Board of Peninsula Community Planners.

- b. Approval of the Minutes of the June 8, July 5, and August 11, 2011 meetings.

June 8: Motion/Second Nystrom/Veum Approved 3-0

July 5: Motion/Second Shumaker/Jones Approved 4-0

August 11: Motion/Second Nystrom/Shumaker Approved 4-0

II. Informational Notes

- a. The **Peeling Tentative Map** at 3340 Harbor View Drive (to create lots for three new homes by resubdividing two existing lots) was heard at the August 11, 2011 Project Review Committee meeting. The project will next be discussed at the October 4, 2011 Committee meeting.
- b. An extension of time for **390 Rosecrans Street** (demolition of an existing single-family home and construction of four apartment units) was approved by the City of San Diego on August 24, 2011. The Project Review Committee recommended approval of the extension of time at its meeting of August 11, 2011.

III. Preliminary Review Items

- a. None

IV. Action Items

- a. **Chateau Beau Soleil (former Thompson Residence) (City of San Diego Project No. 241828)**
 889 Sunset Cliffs Boulevard

Coastal Development Permit for the development of a 6,630 square foot home.

Applicant Representative: Steven Lombardi

Steve Lombardi, project architect, described the project site, including proximity of sea caves, setback requirements, and alley improvement requirements. He also presented the site plan, floor plans, and elevations.

The Chair shared the comments of absent member Geoff Page, stating his feeling that the proposed home "looks like a monstrosity".

Committee members raised questions and made comments regarding various aspects of the proposed home, including: materials, colors, design, access to parking in the basement garage, and the context of the home in the neighborhood.

Motion/Second Veum/Kilbourn to recommend approval as proposed. Approved 4-1 (Shumaker opposed).

b. **Kelly Residence**

556 Tarento Drive

Coastal Development Permit to expand an existing 1,338 square foot home by adding 2,391 square feet.

Applicants: Katie and Dylan Kelly

Dylan Kelly presented the project concept, that of a "New England Traditional" design, presenting floor plans and the principal elevation.

The Chair shared the comments of absent member Geoff Page. Mr. Page was concerned that, with three bedrooms proposed for the first floor and four on the second floor, that the proposal "looks like an attempt to build student housing" and "looks ideal for college student rental". Mr. Page also expressed a concern over the lack of parking given the addition of four bedrooms. In response, Mr. Kelly stated that the intent of the enlarged home was to accommodate only his growing family and that it would not be used as a rental. He also noted that four parking spaces are proposed.

Committee members raised questions regarding design, and the fact that the project plans were not prepared by an architect and potential construction issues which could arise.

Motion/Second Nystrom/Kilbourn to recommend approval of the project as proposed. Approved 5-0.

c. **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 two 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, on behalf of the applicant, made a presentation in which he stated that the Cycle Issues have been cleared by the City. He also stated that Bob Medan, the City Fire Marshal, had signed off on the plans but that the City Fire Department was not willing to prepare a letter detailing how fire emergencies would be handled at the property.

Several neighbors and interested citizens spoke, raising questions regarding: fire fighting and fire access challenges; lack of fire sprinklers in the existing Jessop home; the substantially reduced yard setback adjacent to the Moody home; absence of written documentation from the Fire Department; the stability of and erosion potential of existing steep slopes on the property; and how the existing character and

mature landscaping of this portion of La Playa would be compromised by the proposed intensification of development.

The property owner clarified that there are two existing lots (but only one home), so a second home could be constructed with a lot line adjustment.

The Chair presented absent member Paul Webb's comments, in which Mr. Webb stated that the "project has reduced the number of lots, eliminating my objections".

Committee members raised questions regarding proposed code deviations, fire fighting concerns, a perceived intensification of houses in the neighborhood inconsistent with its existing and traditional character, and a lack of written documentation from the Fire Department regarding how the property would be serviced in an emergency.

Motion/Second Shumaker/Veum to recommend denial of the application as proposed. Approved 3-1 (Jones opposed).

V. Adjournment: *The meeting was adjourned at 2:47 p.m.*

The next PCPB meeting is at 6:30 p.m. on September 15 at the Point Loma Library, 3701 Voltaire Street

The next PCPB PRC meeting is at 1:30 p.m. on October 4 at the Point Loma Library, 3701 Voltaire Street

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