

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

November 1, 2011

1:30 p.m. to 3:00 p.m.

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:37 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	

I. Parliamentary Items – Call to Order

- a. Non Agenda Public Comment (3 minutes each): *There were no speakers during Public Comment.*
- b. Approval of the Minutes of the September 6, 2011 meeting. *The minutes were approved by a 3-0 vote following a Motion/Second by Page/Shumaker.*

II. Informational Items

The **Peeling Tentative Map**, a Coastal Development Permit and Tentative Map to create three new home sites at 3340 Harbor View Drive, is expected to be on the December 6, 2011 agenda of the Project Review Committee.

III. Preliminary Review Items

No preliminary review items were discussed.

IV. Action Items

- a. **Sprint All Souls Wireless Communication Facility (City of San Diego Project No. 244416)**
 1475 Catalina Boulevard
 Conditional Use Permit for a wireless communication facility (WCF). The existing permit is expiring; the current application requests a new permit to continue operation of the existing WCF. The rooftop mounted antennas would be relocated behind a screen which would be finished to match the existing building.
 Applicant Representative: Bernard Dunham
Ms. Debra DePratti Gardner presented the project on behalf of Sprint. She explained that the existing Neighborhood Use Permit is expiring at the end of its 10-year term. Sprint is now seeking an additional 10-year term. No new antennas are proposed; some of the existing antennas will be enclosed within structures architecturally integrated into the building. The City's Cycle Issues Report identified no

significant unresolved issues. The Committee voted 3-0 following a Motion/Second by Page/Shumaker to recommend approval of the application as proposed.

b. **Brekka Residence**

4546 Del Monte Avenue

Coastal Development Permit for construction of a single-family home.

Applicant: Michael Brekka

Mr. Michael Brekka presented his plans for a 2,817 square foot house on a vacant lot at 4546 Del Monte Avenue. The home would range from one story at the rear (garage) to two stories at the front. Two neighboring property owners, Mr. Mel Mackler and Mr. Bob Gavin, asked several questions regarding the height of the home, preservation of view corridors from surrounding properties (particularly from the Del Monte Street overlook), architectural style, and soils and geologic conditions. Mr. Brekka provided the City's Cycle Issues Report, which identified no significant unresolved issues. Members of the Committee complimented the architectural style as it relates to the neighborhood and the height of the home, which is less than permitted by Code. The Committee voted 3-0 following a Motion/Second by Page/Shumaker to recommend approval of the Coastal Development Permit.

V. **Adjournment:** *The meeting was adjourned at 2:40 p.m.*

The next PCPB meeting is at 6:30 p.m. on November 17 at the Point Loma Library, 3701 Voltaire Street

The next PCPB PRC meeting is at 1:30 p.m. on December 6 at the Point Loma Library, 3701 Voltaire Street

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