

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft MINUTES

April 3, 2012

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

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:40 p.m.

Member	Present	Absent	Notes
Allen Jones		X	
Chris Veum		X	
Paul Webb	X		Mr. Webb arrived approximately 15 minutes late as he had advised.
Jay Shumaker	X		
Pete Nystrom		X	
Geoff Page	X		Mr. Page chaired the meeting in Mr. Jones' absence
Shelly Kilbourn	X		

I. Parliamentary Items – Call to Order

a. Non Agenda Public Comment (3 minutes each)

There were no public comments.

b. Approval of the Minutes of the January 10, 2012 meeting.

On a Motion/Second by Jay Shumaker/Shelly Kilbourn the minutes were approved on a 3-0 vote.

II. Informational Items: none

III. Preliminary Review Items: none

IV. Action Items:

Jones Residence (City of San Diego Project No. 272167). 3753 Warner Street

Coastal Development Permit to demolish an existing garage and construct a new 525 sq ft detached garage and a 1,180 sq ft single story addition to an existing single-family residence on a 0.24-acre parcel.

Applicant Representative: Julie Urbon

There were no issues with this project. The applicant intends to remodel an existing home in essentially the same style of the original house. There were no floor area ratio, height, or parking issues. A CDP is required because the expansion of the home will result in former exterior walls becoming interior walls. The 50% of exterior walls rule explains why a CDP was needed. The subcommittee was unanimous in its approval and praise for this project.

- V. **AT&T All Souls (City of San Diego Project No. 257494).** 1475 Catalina Boulevard
Conditional Use Permit for a Wireless Community Facility (WCF) consisting of antennas on an existing building within a cupola (proposed to be enlarged) behind radio frequency transparent screening.
Applicant's representative: Maegan Murphy

The discussion centered around the matter of aesthetics. Jay Shumaker thought the expanded cupola on the church roof seemed bulky and top-heavy. Jay suggested a few alternative ideas to the design to make it look more in harmony with the building. Geoff Page mentioned that it would be a good idea to bring the emissions study that they said they had to the monthly PCPB meeting. There were no substantive issues with this project. The subcommittee approved the project with the request that the applicant bring some alternative designs to the PCPB meeting.

- Gabardine Sidewalk Café (City of San Diego Project No. 275562).** 1005 Rosecrans Street
Neighborhood Use Permit for a 576 sq ft. sidewalk café for an existing restaurant.
Applicant's Representative: Tina Longmore

The project involved putting tables and chairs on the sidewalks of Talbot and Rosecrans around the restaurant. The issues of safety, parking, and walkability were discussed. Shelly was concerned about pedestrian traffic, especially because it appeared people would have to walk on the tree planter grates to get around the table area, which was not necessary before. She was worried about a trip hazard. Geoff mentioned the parking issue. The additional tables added to the potential number of customers for the restaurant. The applicant stated that the outdoor seating was only to give patrons another dining option but admitted that there was the potential of a larger number of guests. The review letter from the City had not been received yet but they expected it by the PCPB meeting and it was suggested they bring that. The issue of safely sitting outside at an intersection known for accidents was discussed also. The subcommittee approved the project.

- VI. **Adjournment:** *The meeting was adjourned at 2:30 p.m.*
The next PCPB meeting is at 6:30 p.m. on April 19 at the Point Loma Library, 3701 Voltaire Street
The next PCPB PRC meeting is at 1:30 p.m. on May 1 at the Point Loma Library, 3701 Voltaire Street

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