

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

June 8, 2012

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

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:30 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		Ms. Kilbourn arrived at 1:34 p.m.

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 April 3, 2012 meeting.

One revision was made to the draft minutes: Under Item V “AT&T All Souls”, the following sentence was removed: “There were no substantive issues with this project”.

On a Motion/Second by Webb/Shumaker the minutes as amended were approved on a 3-0-1 vote; Mr. Nystrom abstained due to having not participated in the April 3 meeting; Ms. Kilbourn had not yet arrived to vote on the motion.

II. Informational Items: none

III. Preliminary Review Items:

Liberty Station Hotels

Presentation of conceptual plans for development of 650 rooms in three hotels on a 14+-acre site located north of Harbor Drive, west of Kincaid Road, and east of the Navy Estuary.

Applicant Representative: Anthony Wrosek, R.D. Olson Development

Kim Elliott presented the project on behalf of McMillin Development, which has replaced R.D. Olson as the applicant for the entitlements. The operators of the three hotels have not been identified, although one each will come from the “all-suites”, “extended stay”, and “select stay” categories. The site plan has been revised from the version last reviewed by PCPB. The all-suite hotel’s restaurant has been broken out as a separate building located adjacent to the promenade. The all-suites hotel building has a maximum height of six stories, and steps down to four stories along the promenade. The committee had questions and comments

regarding: 1) aircraft noise; traffic signals on Harbor Drive; the long unbroken façade of the “select stay” hotel and the need for it to present a more interesting perspective to Harbor Drive; the large parking lot between the select stay and all-suites hotels, and the need for design solutions to be incorporated to break down the apparent mass of the parking lot. McMillin expects to file a formal application with the City in June, 2012; PCPB will undertake a more intensive review after the project has advanced further through the entitlement process.

IV. Action Items

Holcomb Lot Line Adjustment (City of San Diego Project No. 279221). 4525 Del Monte Avenue Coastal Development Permit and Lot Line Adjustment to create a new lot for development of a single-family home.

Applicant: Matthew Holcomb

Mr. Holcomb, the applicant, did not make a presentation. Mr. Jones summarized the intent of the application. Neighbors along Del Monte Avenue expressed concerns regarding use of the current Holcomb residence being used as a vacation rental, and the impact this has upon the availability of on-street parking when events are large. If a second vacation rental were constructed the neighbors were concerned that the parking situation would be exacerbated. Mr. Jones noted that the only discretionary action being sought is a lot line adjustment, and that a separate, subsequent Coastal Development Permit would be required to construct a home on the property. Some Committee members noted that they would not have supported a lot split, but could support a lot line adjustment since the Holcomb property already consists of two lots. On a Motion/Second by Kilbourn/Nystrom the Committee voted 5-0-0 to recommend approval of the lot line adjustment.

V. Adjournment: *The meeting was adjourned at 2:30 p.m.*

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

The next PCPB PRC meeting is at 1:30 p.m. on July 13 at the Point Loma Library, 3701 Voltaire Street

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