

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

July 13, 2012

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	
Rich Possanza	X		
Shelly Kilbourn	X		Ms. Kilbourn arrived at 1:33 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 June 8, 2012 meeting.

On a Motion/Second by Webb/Shumaker the minutes were approved on a 5-0 vote (Kilbourn having not yet arrived).

II. Informational Items: *There were no Informational Items.*

III. Preliminary Review Items:

4175 Voltaire St. (at the corner of Catalina Blvd.)

Development of a mixed use project to include residential and commercial components. Nine townhomes would be accessed via a common driveway off the alley from Catalina Blvd.

Commercial space would be located at the corner of Voltaire and Catalina, with parking on the southern property line farther from the corner.

Applicant Representative: Russell Murfey

Mr. Murfey and his architect, Steve Dalton, displayed and described graphics illustrating a mixed-use project consisting of two components: 1) approximately 1,100 square feet of commercial use along Voltaire Street (at the corner of Catalina Blvd.) with four adjacent parking spaces, and 2) nine townhome units, each with a two-car garage, located along Catalina Blvd and on the opposite property line. The committee asked questions and made comments regarding: a) architectural style and materials, b) the importance of high quality design on all four facades of each building, c) adequacy of the proposed number of parking spaces, d)

the traffic impacts resulting from the proposed intensity of use – particularly when considered cumulatively with other approved but unconstructed projects on Voltaire Street, e) design and pitch of the roof, and f) other issues.

Mr. Murfey thanked the committee for its comments and stated his intention to return to the committee for further discussion after the plans, reflecting the comments from the committee, have evolved further.

IV. Action Items

Peeling Tentative Map (City of San Diego Project No. 239065) 3340 Harbor View Drive
Coastal Development Permit and Tentative Map to create three new developable single-family home sites.

Applicant: Mark Peeling

This project was earlier discussed by the Project Review Committee at its August 11, 2011 meeting.

The applicant did not attend the meeting, which was attended by approximately 15 neighbors. In the absence of the applicant Mr. Jones presented a summary description of the project. The objective of the project is to resubdivide three existing parcels, on which two homes sit, into five parcels. That is, three new homes could be constructed if the tentative map were approved.

The neighbors presented concerns with the proposal, including: a) geologic and soils instability on and steepness of the hillside on which the homes would be constructed, b) inadequacy of fire access and the lack of a fire truck turnaround, c) impact to existing homes on Harbor View Drive since no mail delivery, trash pickup, or guest parking could be taken on Martinez Street where the lots would have legal (but not practical) access, d) erosion problems experienced on this property in the past, e) continuing drainage problems affecting this property, f) density of the project and conformance with the prevailing neighborhood character, and other issues.

The committee discussed each of these issues as well as: i) the zoning of the property, ii) conformance of the project with the community plan, iii) whether a fewer number of homes could be constructed on the property.

On a Motion/Second by Jones/Kilbourn the committee voted 4-1-1 to recommend denial of the Coastal Development Permit and Tentative Map because the project does not conform to the Peninsula Community Plan's policies regarding: Overall Community Goals, Residential Element objectives, Residential recommendations, Conservation and Environmental Quality recommendations, and Urban Design recommendations. Mr. Shumaker voted against the motion and Mr. Nystrom abstained, both of whom felt that inadequate information regarding the project and its impacts was available and that any vote at this time was premature.

V. Adjournment: *The meeting was adjourned at 2:50 p.m.*

The next PCPB meeting is at 6:30 p.m. on July 19, 2012 at the Point Loma Library, 3701 Voltaire Street
The next PCPB PRC meeting is at 1:30 p.m. on August 10 at the Point Loma Library, 3701 Voltaire Street