

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

November 6, 2012

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

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:34 p.m. with a quorum of its members.

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		

I. **Parliamentary Items – Call to Order**

- a. Non Agenda Public Comment (3 minutes each) *none*
- b. Approval of the Minutes of the September 11, 2012 meeting.
On a Motion/Second by Webb/Veum the minutes were approved on a 5-0 vote.

II. **Informational Items:** *none*

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. Eight townhomes and one second-story flat above the commercial space 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 all parking located along the alley or located within garages accessed from the alley.

Applicant Representative: Russell Murfey

The applicant and architect presented revisions to the project, made in response to comments from the Project Review Committee at an earlier meeting. The revisions include: 1) removing commercial parking spaces from the Voltaire Street frontage and relocating them adjacent to and accessed from the alley; 2) adding street trees along Catalina Blvd and Voltaire Street, in addition to landscape areas at the front of each of the residential units facing Catalina Blvd., and 3) revising the project from 9 townhome units to 8 townhomes and one flat to be located above the commercial space along Voltaire Street.

The Committee supported the revisions and expressed appreciation for the applicant's having listened and responded to the Committee's earlier comments. The Committee was supportive of the architectural design,

materials, and site plan. Some questions were raised regarding the proposed intensity of use, asking whether it represented an overly dense development of the site. The Committee anticipates being ready to make a recommendation on the project when it is next presented.

IV. Action Items

Liberty Station East Hotels (City of San Diego Project No. 285352) 2220 Lee Court
Planned Development Permit, Vesting Tentative Map, and Street Vacation (of Halsey) to construct a total of 650 rooms in three different hotels on a 15.74-acre site in the CC-5-5 zone.

The applicant and architect presented the hotel proposal, with emphasis on the revisions made in response to the Committee's comments when the project was last presented. The most important revision was in "Hotel 3", the mostly southeasterly of the three buildings, closest to Harbor Drive. The long façade was broken up by introducing greater articulation, particularly by taking advantage of differing room size between queen- and king-rooms. The Committee was supportive of this revision. The applicant also reported that the 15 public access/Coastal access parking spaces (to serve the Esplanade) will remain unrestricted, free, and open to the public even if the hotel parking lot were someday to become a paid parking facility.

On a Motion/Second by Veum/Kilbourn the Committee voted 5-0 to recommend approval of the project as proposed.

V. Adjournment: *The meeting was adjourned at 2:20 p.m.*

The next PCPB meeting is at 6:30 p.m. on November 15, 2012 at the Point Loma Library, 3701 Voltaire St.
The next PCPB PRC meeting is at 1:30 p.m. on December 4, 2012 at the Point Loma Library, 3701 Voltaire St.

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