

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

April 9, 2015

1:30 pm

**Loma Riviera Clubhouse
3115 Loma Riviera Drive, San Diego**

Meeting called to order by chair, Mark Krencik at 1:35pm

Members present: Jarvis Ross, Pete Nystrom, Jay Shumaker, Mark Krencik.

Parliamentary Items:

- a. **Non Agenda Public Comment:** Voltaire Street Bridge retrofitting opportunity for community input would be discussed at next PCPB meeting. City's vacation rental policy will be presented on 4/22 on the 12th floor of City Hall. Project involving CIP funding for community crosswalks in due 5/4. OB/Peninsula joint AD/HOC committee met with representatives from Development Services as related to height determination in coastal areas.
- b. **Approval of Minutes:** March 2015. Vote 3-0, minutes approved.
- c. **Informational Items:**
- d. **Action Items:**
 1. **Verizon Chatsworth (LTE) NUP.** Applicant Kim Ice not present. No action taken.
 2. **Olson Residence CDP,** Project No: 375221, 829 Rosecrans Street, Zone RS-1-7. Coastal Development Permit to demolish an existing SFR and construct 4,960 SF three story residence and garage. Coastal (Appealable), Coastal Height Limitation, Coastal Parking Impact Overlay Zones. Applicant: Larry Pappas.

A large number of community members were present and expressed their concerns with project as previously designed. Less concern was expressed after the applicant presented revised designs. The applicant was encouraged by the committee to submit and review proposed plans with CCR members. The Applicant to return to sub-committee with more developed massing study and related surrounding context to assist in understanding the residence overall massing and protection of coastal views as required in community plan.

3. **Lawrence Street CDP/VTM.** Applicant Valerie Serriff not present. No action taken.
4. **Phin Condominiums CDP/TM,** Project No: 407710, 2069 and 2071 Froude Street, Zone RM-1-1. Coastal Development Permit and Tentative Map to convert two (2) existing residences into two (2) residential condominiums. Coastal Overlay (Non-Appealable) zone. Applicant: Robert Bateman.

Motion/Second JS/PN to approve. Vote 3-0

5. **Whalen Residence CDP Amendment**, Project No: 404721, 4517 Santa Monica Ave, Zone RS-1-7. Coastal Development Permit and Neighborhood Use Permit Amendment to convert a 460 SF guest quarters to a Companion Unit. Coastal Overlay (Non-Appealable) zone. Applicant: Nick Doenges.

Motion/Second JS/PN to approve. Vote 3-0

Meeting Adjourned: 3:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on April 16, 2015, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, May 14, 2015. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@architectmk.com or 619-300-5016.