

## PENINSULA COMMUNITY PLANNING BOARD

### *Project Review Committee*

#### *Draft Minutes*

May 14, 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:** Paul Webb, Jarvis Ross, Pete Nystrom, Jay Shumaker, Shelly Kilbourn, Darrold Davis, Mark Krencik.

#### **Parliamentary Items:**

- a. **Non Agenda Public Comment:** Citizens' Review Board monthly open-to-the public meetings held the fourth Tuesday of each month. Check the website for location, time and agenda, [www.sandiego.gov/citizensreviewboard](http://www.sandiego.gov/citizensreviewboard). City of San Diego Information Bulletin 536 provides clarification and procedures for permitting Wireless Communication Facilities. To improve the efficiency/time many of the WCF CUP upgrade projects will no longer require discretionary (process 2) review. Voltaire Street Bridge retrofitting opportunity will be discussed at next PCPB meeting with recommendation(s) from Transportation Sub-committee.
- b. **Approval of Minutes:** April 2015. Motion JR/PN Vote 3-0-3, PW, SK, DD not present, minutes approved.
- c. **Informational Items:**
- d. **Action Items:**
  1. **4753 Adair Street CDP**, Project No. 412253, 4753 Adair Street, Zone RS-1-7. Coastal Development Permit for the consolidation of two parcels (one vacant) into one parcel. Coastal (non-appealable) overlay zone. Applicant: Nancy Vaughn. After discussion the PRC recommended approval and support for the project.

Motion/Second JR/PW to approve. Vote 6-0.

2. **Lawrence Street CDP/VTM Waiver**, Project No: 405862, 3007, 3011, 3015 and 3019 Lawrence Street, Zone RM-3-9. Coastal Development Permit and Vesting Map Waiver to create four (4) residential condominium units under construction and waive the requirement to underground overhead utilities. Coastal (non-appealable) overlay zone. CDP No. 369722. Applicant Valerie Serriff. The applicant indicated that provisions have been made to the project for the installation of **on-site** underground overhead utilities with connection to off-site utilities when available. After Discussion the PRC recommended approval of CDP/VTM and waiver requirement to underground **off-site** overhead utilities.

Motion/Second PW/PR to approve. Vote 6-0.

3. **Saratoga CDP/TM**, Project No: 408075, 4550 & 4552 Saratoga Avenue, Zone RM-1-1. Coastal Development Permit and Tentative Map to convert two (2) existing residence into two (2) residential condominiums. Coastal (non-appealable) overlay zone. Applicant: Joseph Scarlatti & Robert Bateman. The applicant indicated that provisions have been made to the project for the installation of **on-site** underground overhead utilities with connection to off-site utilities when available. After discussion the PRC supported approval of CDP/TM and requests the applicant to **confirm the number of parking spaces required for the proposed bedrooms per unit**.

Motion/Second JS/SK to approve. Vote 6-0.

4. **Soto Street Residence CDP**, Project No: 402528, 2260 Soto Street, Zone RM-1-1. Coastal Development Permit to construct a 2,655 SF residence on a vacant 3001 SF lot. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis.

Updated: 2,094 SF residence,

A large number of community members were present and expressed their concerns with scale, neighborhood context, narrow lot, FAR/carport SF, width and height of the structure, parking in MIN/STD FYSB, design of carport, surface parking and drive consuming majority of street front yard not in keeping with neighborhood character as designed. The Applicant could elect to return to sub-committee with a revised proposal relating more to the established surrounding neighborhood context. After discussion the PRC recommended **NOT** supporting the project as designed.

Motion/Second DD/JS. Vote 6-0.

Meeting Adjourned: 3:30

The next Peninsula Community Planning Board meeting will be at 6:30 pm on May 21, 2015, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, June 11, 2015.

Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at [mkrencik@architectmk.com](mailto:mkrencik@architectmk.com) or 619-300-5016.