

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

July 09, 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, Shelly Kilbourn, Darrold Davis, Mark Krencik.

Parliamentary Items:

- a. **Non Agenda Public Comment:** Joe Holasek NOAA Group presented a proposed CDP to construct a 12-unit apartment complex located at the corner of Jarvis and Scott Streets. The applicate indicated the CDP application has been submitted, however no Notice of Application has been issued or cycle issues are available for review.
- b. **Approval of Minutes:** No action.
- c. **Informational Items:** Project No. 419158 The Small Hotel SCR Notice of Application has not been routed to PCPB for community input. This item should be discussed at next PCPB meeting in July.
- d. **Action Items:**
 1. **Hermesen Residence Variance,** Project No: 389247, 2844 Chatsworth Blvd. Zone RS-1-7. Variance to add a second curb cut with less than minimum street frontage required. Applicant: Patrick Hermesen. After a brief discussion the PRC recommended approval and support for the variance.

Motion/Second PN/JS to approve. Vote 5-0.

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. The applicant indicated that the he has not reviewed the current project plans with CCR Association nor has the applicate re-submitted revised plans to city as encouraged in previous review. The applicate presented elevation studies to exhibit the relationship between the existing roofline and the proposed addition. The applicant exhibited the how the small third story office addition was located west of the existing ridge and orientation minimizing the visual impacts from the north and created a two story elevation from Rosecrans. The overall building height, proposed square footage, rooftop office, scale, location to surrounding residences, character, material selection, removal of access drive from private easement and protection of coastal views were all discussed. After discussion the PRC recommended approval and support for the project.

Motion/Second DD/PN to approve. Vote 4-0-1(JS).

3. **Soto Street Residence CDP**, Project No: 402528, 2260 Soto Street, Zone RM-1-1. Coastal Development Permit to construct a 2,094 SF residence on a vacant 3001 SF lot. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis. The applicate presented significant refinements to original plans and elevations. The project's scale, roofline and proposed materials are more in character with surrounding neighborhood context. Replacing the carport with enclosed garage and reducing the FY surface parking and drive was more in keeping with neighborhood. Third story setbacks and the use of offsetting planes resulted in a better solution. After discussion the PRC recommended approval of project.

Motion/Second DD/JS to approve. Vote 5-0.

4. **McKenna Addition CDP**, Project No: 412621, 1053 Sunset Cliffs Blvd., Zone RS1-7. Coastal Development Permit to construct a 530 SF addition to an existing 410 SF quest quarters and existing residence to remain. Coastal (appealable) overlay zone. Applicant: Susan Skala AIA. The applicate stated the existing one story guest house is currently being used as storage and will be converted into a two story 940 SF quest house. A concerned neighbor to the east voiced frustration with the property owner over excessive noise created from the residence being used as a vacation rental for several weeks during the year. The owner acknowledged the complaint and indicated that he has made changes to his rental agreements. The project review subcommittee wanted to know more about the rules to the "Vacation Rental" codes and how the rules related to Guest Quarters on rental property. After discussion the PRC recommended approval and support for the project.

Motion/Second PN/JR. Vote 5-0.

Meeting Adjourned: 3:30

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

Next Project Review Committee meeting will be at 1:30 on Thursday, August 13, 2015. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@architectmk.com or 619-300-5016.