

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

October 08, 2015

1:30 pm

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

Meeting called to order by chair, Mark Krencik at 1:35pm. Due to a lack of quorum the project review committee did not take action on any items.

Members present: Jarvis Ross, Pete Nystrom, Darrold Davis, Shelly Kilbourn and Mark Krencik.

Parliamentary Items:

- a. **Non Agenda Public Comment:** The chair reported that the applicant for the Voltaire Apartments indicated that they would not be present and requested the item be removed from agenda. The FAA impact to Peninsula residences, EIR comments due 10/8/15.
- b. **Approval of Minutes:** No action.
- c. **New/Old Business:**
 1. **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 received city cycle issues for redesign. The applicate presented plans and 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. Several neighbors expressed concerns related to the proposed FAR of the project. The neighbors prepared a study of the FAR of existing residence the immediate area and reported the average existing FAR is 0.46 and believed the Olson Residence should not exceed average. Drainage to the east was raised as a concern. Localized flooding has occurred in the past on this site. The overall building height, community character related to scale and protection of coastal views were all discussed. Required front and side yard setbacks of the private garage and carport were raised. A copy of the WTQR was requested by PRC. No action was taken. PRC requested applicant return to PRC with current cycle issues with satisfactory responses to current cycle issues.

d. Action Items:

1. **Upshur CDP PM**, Project No: 403632, 2927 Upshur St., Zone RM-3-9. Coastal Development Permit and Lot Consolidation (Process 2) to consolidate two lots demolish

an existing SFR and construct four apartment residences totaling 10,715 SF on a 5,000 SF lot. Coastal (non-appealable) overlay zones. Applicant: Elizabeth Carmichael. PRC expressed concerns over the determination of building height and requested a clear delineation of Prop D be added to the plans. PRC expressed concern over the number of “potential” bedrooms. PRC expressed concern over the large unarticulated west façade. After a lengthy discussion the applicant requested more time to make design changes and will return to the PRC next month.

2. **Monarch at Barnard TM Parcel 1**, Project No: 419664, 2930 Barnard St., Zone RM-1-1. Tentative Map (Process 3) for the creation of 176 residential condominium units (under construction). Applicant: Janay Kruger. Applicant reported that a city required traffic study is not required by the city. No vote was taken. The applicant requested to be added to the October PCPB agenda.
3. **Monarch at Barnard TM Parcel 2**, Project No: 419673, 3901-3907 Chapman St., Zone RM-1-1. Tentative Map (Process 3) for the creation of four residential condominium units (under construction). Applicant: Janay Kruger. No vote was taken. The applicant requested to be added to the October PCPB agenda.
4. **McCall Residence CDP**, Project No: 428931, 425 San Gorgonio Street, Zone RS-1-4. Coastal Development Permit to construct a single dwelling unit totaling 5,284 SF on a vacant 0.23 acre site. Coastal (non-appealable) overlay zone. Applicant: Bruce Peeling. No vote was taken. The applicant requested to be added to the October PCPB agenda.
5. **Engel Residence Addition CDP**, Project No. 430787, 975 Scott Street, Zone RS-1-7. Coastal Development Permit to construct a 1,842 SF addition to an existing single dwelling on a 0.33 acre site. Coastal (appealable) overlay zone. Applicant: Bruce Peeling. No vote was taken. The applicant requested to be added to the October PCPB agenda.
6. **East Hotel Sign Plan**, Project No: 443410, 2220 Lee Court, Zone CC-5-5. Neighborhood Use Permit for a comprehensive sign plan. Coastal (appealable) overlay zone. Applicant: Nathan Cadieux. No vote was taken. The applicant requested to be added to the October PCPB agenda.

Meeting Adjourned: 4:30

The next Peninsula Community Planning Board meeting will be at 6:30 pm on October 15, 2015, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, November 12, 2015. Please visit and use Facebook page: “**Peninsula Community Planning Board**” or contact **Mark Krencik**, chair, at mkrencik@architectmk.com or 619-300-5016.