

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

January 14, 2016

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, Shelly Kilbourn and Mark Krencik.

Parliamentary Items:

a. **Non Agenda Public Comment:** The chair reported that the applicants for the Action Items #5 & 6 Jones Addition CDP and Grow Second Residence indicated that they would not be present and requested the item be removed from agenda.

b. **Approval of Minutes:** No action.

c. **New/Old Business:**

- **Voltaire Apartments SDP**, 3626 1/3 Voltaire Street. Presentation of project modifications in response to community board concerns rose when the project came before the board. SDP and NDP (for parking) to construct 11 apartment residential units totaling 22,978 SF on a 0.47 acre site. Presenter: Vesna Mrakovic, Ted Tchang and Terry Strom. The applicant presented a less intense development with fewer units and parking spaces, stepped back building façade along Voltaire Street, richer material palate and indicated private storage spaces located outside the tandem parking space. After a discussion the PRC supported the proposed changes and suggested the applicant review the appearance of the straight line of garage doors.

No action was taken. PRC requested applicant return to PRC upon resubmittal of redesign to DSD. The applicant requested to be added to the next PCPB meeting agenda as informational.

d. **Action Items:**

1. **Clifton CDP/TM**, Project No: 419166, 530 Silver Gate Avenue, Zone RS-1-4. Tentative Map and Coastal Development Permit for the subdivision of one existing 2.381 acre (103,739 SF) site into two parcels (68,769SF & 34,970 SF). Coastal (non-appealable) overlay zone. Applicant: Earl Penny & Tim Hoffman. Craig Tilgal an adjacent property owner believed the limited access to the property via Garden Lane required further investigation. The project requires a variance for substandard street frontage. The site is a Designated Historic Resource and without HRB's determination of the scope of the historic components the committee recommended the applicant return to the PRC upon further findings from DSD Historic. No vote was taken.

2. **La Casita CDP**, Project No: 427666, 4245 Del Mar Ave., Zone RS-1-7. Coastal Development Permit for the construction of a 700 SF companion unit to an existing family residence. Coastal (non-appealable) overlay zone. Applicant: Scott Glazebrook. Chair presented project to sub-committee in absence of the applicant. The sub-committee requested the applicant provide updated plans reflecting the response to the city's issues related to parking, setbacks and square footage. No vote was taken.
3. **Ferreira CDP**, Project No: 430350, 301 San Fernando Street, Zone RS-1-4. Coastal Development Permit to construct 685 SF addition and associated deck to an existing single dwelling unit. Coastal (appealable) overlay zone. Applicant: Derek Berg. The applicant reported the city staff has required the lot consolidation and the issues with required street side yard setbacks have been resolved to the city's satisfaction. The sub-committee expressed concern over the large north facing street mass and suggested adding interest through reveals or offsets. After discussion the PRC recommended approval of the project.

Motion/Second PW/JR to approve. Vote 4-0.

4. **Froude Residence CDP**, Project No: 432731, 2257 Froude Street, Zone RM-1-1. Coastal Development Permit to demolish an existing single residence and construct two single two-story over basement dwelling units on a 4,618 SF parcel. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis. Several interested neighbors spoke out opposed to increase in density, loss of street parking and overwhelming scale of the proposed project compared to the existing established neighborhood character. After a lengthy discussion the PRC recommended approval of the project.

Motion/Second PN/SK to approve. Vote 2-1-1. Absent PW.

5. **Liberty Station Sign Plan NUP**, Project No: 451533, Liberty Station, Zone CR-1-1. Neighborhood Use Permit for a comprehensive sign plan for Liberty Station ref. NUP 274911. Coastal (non-appealable) overlay zone. Applicant: Nathan Cadieux. After a brief discussion the PRC recommended approval and support of the LS sign plan.

Motion/Second PN/SK to approve. Vote 3-0-1.

Meeting Adjourned: 3:45

The next Peninsula Community Planning Board meeting will be at 6:30 pm on January 21, 2016, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, February 11, 2016.

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