

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

February 11, 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, Darrold Davis and Mark Krencik.

Parliamentary Items:

The chair reported that the applicants for the Informational Item, Jarvis Street and Action Item, #3 La Casita CDP indicated that they would not be present and requested the item be removed from agenda.

- a. **Approval of Minutes:** January 2016.
- b. **Non Agenda Public Comment:** The chair reported on 10th Update LDC Issue #9, City Council to take up issue at later date. Paul Webb informed Coastal Commissioner Charles Lester was removed from CC. Korla informed 3020-3036 Jarvis Street is commercial listed as 15 residential units without community input, new fencing installed along Talbot at Cabrillo issues, and Carleton 4, 2018 TM restriction.
- c. **Informational Items:**
 - **3141 Garrison Street,** Preliminary presentation for a proposed two duplex 4 unit residential project totaling 6,000 SF with two car garage for each unit. Presenter: Elizabeth Carmichael.
- d. **Action Items:**
 1. **Jones Addition CDP,** Project No: 438999, 704 Tarento Drive, Zone RS-1-7. Coastal Development Permit to construct a 527 SF addition to a 1,338 SF existing residence. Coastal (appealable) overlay zone. Applicant: Jesse Leon. After brief discussion the PRC recommended approval of the project.

Motion/Second PW/SK to approve. Vote 5-0.
 2. **Grow Second Residence CDP,** Project No: 402946, 4572 Niagara Avenue, Zone RM-1-1. Coastal Development Permit to construct a 2,239 SF, two-story residence with roof deck and basement garage on a site with an existing residential unit. Coastal (non-appealable) overlay zone. Applicant: Raj Narayanan, Owners: Tad & Lisa Grow.

Ann Dundar 4562 Niagara voiced concerns on the project's overall height, retaining some ocean breeze and part of their property's view to the northwest and property current and future use as a short-term luxury vacation rental. The PRC expressed concerns on the project's total FAR, Overall Building Height measurements, number of legal parking spaces provided. With many key issues unresolved with DSD and open cycle issues the PRC recommended the applicant return upon resubmittal and receipt of third city cycle issues. No vote was taken.

Meeting Adjourned: 3:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on February 18, 2016, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, March 10, 2016.

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