

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

April 14, 2016

1:30 pm

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

Meeting called to order by chair, Mark Krencik at 1:30pm.

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

Parliamentary Items:

The chair reported that the applicant for Action Item #3, Sprint PLNU Rohr CUP indicated that they would not be present and requested the item be removed from agenda.

- a. **Approval of Minutes:** March 10, 2016.
- b. **Non Agenda Public Comment:** Small Hotel Sign SDP application to allow billboard to remain was received by PCPB. A design charrette to test proposed incentive-based coastal zoning was held on April 9th by LJCPA Ad Hoc Committee. A follow-up on the findings and feedback from the design charrette is requested.

c. Informational Items:

d. Action Items:

- 1. **Voltaire Street Apartments NDP**, Project No: 409950, 3626 1/3 Voltaire Street, Zone RM-2-5. Neighborhood Development Permit for the construction of 11 residential units totaling 22,541 SF on a 0.47 acre vacant lot. Coastal Height Limitation Overlay Zone. Applicant: Vesna Mrakovic. The project was denied 8-4 by PCPB on 9/17/2015. After redesigning the project which included reducing the unit count the applicant represented the redesign to the PRC on 1/14/2016. Compliance with the Building Height and coastal height limits was discussed. PW requested evidence from Development Services stating proposed building heights are within allowable limits. After brief discussion the PRC recommended approval of the project.

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

- 2. **Shay Guest House CDP**, Project No. 466190, 420 Silver Gate Avenue, Zone RS-1-2. Coastal Development Permit to construct a new 995 SF guest house on a 0.61 acre site. Coastal Overlay (non-appealable) Zone. Applicant Philip Cudaback.

Jennette Shay the property owner indicated the main house has been designated as a Historic Resource and the quest house has been reviewed and approved by the HRB. After brief discussion the PRC recommended approval of the project.

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

Meeting Adjourned: 2:30

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

Next Project Review Committee meeting will be at 1:30 on Thursday, May 12, 2016.

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