

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

July 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, Pete Nystrom, Julia Quinn, Shelly Kilbourn, Darrold Davis and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** April 14, 2016.
- b. **Non Agenda Public Comment:** Emerson Street construction has been halted by DSD based on the project exceeding the max FAR, no determination on project exceeding the 30' height limit. City engineering has reviewed the deteriorated stair access to Cabrillo Mini Park. Jarvis Ross presented his resume for consideration to join the sub-committee as community representative.
- c. **Informational Items:** Chair presented proposed (3) amendments to the PCP for future consideration. 1) Limit the maximum height of the RM-3-7 multifamily zone in the Roseville community to 30' 2) Require community review for all multifamily projects in the Peninsula Community. 3) Require development of all multifamily projects in the blocks east of Froude St. north of Voltaire St. through accumulation of parcels.
- d. **Action Items:**
 1. **Sprint PLNU Rohr CUP**, Project No. 428923 Zone RS-1-7. Conditional Use Permit (Process 3) for a wireless communication facility consisting of 4 panel antennas installed on southwest side of the Rohr Science Building and 8 remote radio heads with equipment located within a 1st floor equipment room. The project is located on the PLNU campus at 3900 Lomaland Drive. Coastal Overlay Zone. Applicant: Sam Gudino. EMF hazard and FRP panel finish were discussed followed by the PRC recommending approval

Motion/Second PN/PW to approve. Vote 6-0.
 2. **Dahlin Residence CDP**, Project No. 482858, between 1117 & 1125 Moana Drive, Zone RS-1-7. Coastal Development Permit (Process 2) for the construction of a 3,623 SF single family residence and detached garage with guest quarters on a vacant 6,250 SF parcel. Coastal (non-appealable) Overlay Zone. Applicant: Ben Dahlin. Project FAR 0.58 and 2-story. After discussion the PRC recommended approval of the project.

Motion/Second PW/DD to approve. Vote 6-0.

3. **2920 Perry St. CDP**, Project No. 467780, Zone RS-1-7. Coastal Development Permit (Process 3) for a 1,524 SF addition to an existing 1,614 SF residence on a 7,500 SF parcel. Coastal (appealable) Overlay Zone. Applicant: Jesse Leon. Project FAR 0.52 includes a 760SF detached garage. After discussion the PRC recommended approval of the project.

Motion/Second PW/PN to approve. Vote 6-0.

4. **Wise Remodel CDP**, Project No. 482950, 3761 Warner Street, Zone RS-1-4. Coastal Development Permit (Process 2) for the partial demolition of an existing residence and detached garage and construction of an additional/remodel and new detached garage resulting in 3,628 SF of total development on a 10,500 SF parcel. Coastal (non-appealable) Overlay Zone. Applicant: Rachel Cantor. The applicant noted the existing house 1190SF plus 1910SF of addition and 528SF garage = 3,628SF. The FAR is 0.35. After discussion the PRC recommended approval of the project.

Motion/Second PN/DD to approve. Vote 6-0.

5. **3640 Pio Pico TM**, Project No. 472203, Zone RS-1-4. Tentative Map and Coastal Development Permit (Process 3) for the subdivision of one 28,087 SF lot with existing single family residence with guest house into two parcels. Coastal (non-appealable) Overlay Zone. Applicant: Marvin Zigman. The zoning requires a minimum parcel size of 10,000 SF. After subdivision the two parcels will exceed the min parcel size. After a brief discussion the PRC recommended approval of parcel subdivision.

Motion/Second PN/PW to approve. Vote 6-0.

Meeting Adjourned: 2:30

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

Next Project Review Committee meeting will be at 1:30 on Thursday, September 8th 2016. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.