

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Minutes

January 12, 2017

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, Peter Nystrom, Julia Quinn, Shelly Kilbourn, Jarvis Ross, and Mark Krencik. Darrold Davis (late).

Parliamentary Items:

a. **Approval of Minutes:** None.

b. **Non Agenda Public Comment:**

c. **Informational Items:**

1. 3424 & 3434 Jennings Street. Davin McLaughlin presented a brief informal presentation for two new 2200 SF+ single family residences on two individual 3,825 SF lots. RS-1-7 zone. Original CDP permit expired in 2011.

d. **Action Items:**

1. **2320 Etiwanda Street CDP**, Project No. 472766, 2320 Etiwanda Street, Zone RM-1-1. Coastal Development Permit to construct a 1,472 SF dwelling unit to an existing single dwelling unit on a 0.15 acre site. Coastal (non-appealable) overlay zone. Second review, applicant: Steven Lombardi. A brief discussion regarding the required and provided parking based on the proposed number of bedrooms and project site having the required public notice signage. The PRC recommended approval.

Motion/Second MK/JQ to approve. Vote 5-0-1 (PW).

2. **White Residence CDP**, Project No. 504822, 369 Silvergate Avenue, Zone RS-1-4. Coastal Development Permit to remodel and construct 880 SF addition to an existing 6,888 SF home on a 0.98 acre site. Coastal (appealable) overlay zone. Applicant: Bill Smith. After brief discussion, PRC recommended project approval.

Motion/Second DD/PW to approve. Vote 6-0-1.

3. **Carleton Mixed Use CDP**, Project No. 482073, 2930 Carleton Street, Zone CC-4-2. Coastal Development Permit and Site Development Permit to demolish an existing residence with detached garage and construct a 10,331 SF, 3-story mixed use building consisting of 3 residential units over 2 commercial spaces with below grade parking on a 0.114 acre site. Coastal (non-appealable) and Community Plan Implementation Overlay Zone-B. Applicant: Elizabeth Carmichael. The committee had issues with the tandem parking, proposed use of car lift for achieving required

number of parking spaces, the project's height, the use of raised planters to meet Prop 'D' height measurements and the building's overall massing and scale in relationship to surrounding structures.

No Action Taken, applicant requested continuation to next PRC meeting.

4. **Emerson Map Waiver**, Project No. 503585, 3144-3148 Emerson Street and 1355-1359 Evergreen Street, Zone RM-3-7. Map Waiver for the creation of four condominium units (under construction) and to waive the requirements to underground existing utilities on a 0.11 acre site. Applicant: Maggie Roland. The applicant indicated the requirement to waive undergrounding utilities has been deleted from project scope. The committee members expressed their displeasure with the project exceeding the SDMC 30' height limit and the apparent height of the several retaining walls located in the rear and side yard exceeding the maximum height allowed by code. After a lengthy discussion, a motion to forward Map Waiver to board with a request to owner to consider removing or lowering the solid parapet walls above the roof deck and to consider lowering the side yard and rear yard retaining walls to a maximum of 6' in height.

Motion/Second DD/PW to forward Map Waiver. Vote 6-1-0.

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on January 19th, 2017 at the Point Loma Hervey Library, 3701 Voltaire Street.
Next Project Review Committee meeting will be at 1:30 on Thursday, February 9th, 2017.
Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.