

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Final Minutes

March 09, 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, Darrold Davis, Jarvis Ross, and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** February 2107.
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **Carleton Mixed Use CDP, SDP & NDP**, Project No. 482073, 2930 Carleton Street, Zone CC-4-2. Coastal Development Permit, Neighborhood 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. After a presentation from the project applicant a lengthy discussion regarding the use of mechanical lift tandem parking to meet the residential parking requirements and the requirement for a NDP to provide tandem parking for the proposed commercial use pursued. The sub-committee raised concerns over the method used to determine the Prop D height, the intensity of the overall proposed development, the viability of the two small commercial spaces, the use of mechanical lifts for tandem parking and the lack of architecture on the two blank building walls facing the north and west. Per the community plan tandem parking is allowed for commercial uses and may be approved through a NDP provided tandem parking is limited to assigned employee parking.

Motion/Second DD/PW to deny the project with the following conditions. 1) Redesign the blank north and west building façade through the use of **vertical and horizontal offsets and other architectural features** (balconies, porches, bay windows) to break up building façade per community plan. 2) Redesign ground level retail to provide required transparency of commercial street wall area between 3 and 10 feet above the **sidewalk** per SDMC. 3) Redesign the overall building height to be in compliance with Prop D 30' height limit by not allowing **Prop D reference datum to be taken from proposed 7' wide x 10'-8" long raised planter** located on the Carleton street property line. Vote 7-0-0.

- 2. Verizon Fort Rosecrans CDP, NDP & NUP**, Project No. 483717, 203 Catalina Blvd, Zone RS-1-11. Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit to install a Wireless Communication Facility consisting of 8 antennas concealed on a 30-foot tall mono-eucalyptus tree and 2 antennas mounted on a 30-foot tall utility pole. Applicant: Jill Cleveland. After a brief discussion, PRC recommended approval.

Motion/Second DD/PW to approve to the application. Vote 5-0-0. PN & SK not present.

- 3. Garrison Landing MW**, Project No. 524769, 3141-3143 Garrison Street, Zone 3-7. Map Waiver for the creation of four residential condominium units (under construction) totaling 6,824 SF and to waive the requirements to underground existing utilities on a 0.115 acre site. Applicant: Jose Gomez. The applicant indicated the project has installed underground utility connection on Garrison however the City has requested the waiver requirement to underground existing overhead utilities on Evergreen St. Additionally, the applicant indicated the MW includes two residential units with Evergreen Street addresses.

No Action Taken, subcommittee requested addresses 1421-1423 Evergreen Street be added to the public notice and the application be continued to next PRC meeting.

- 4. Harbor View CDP/SDP/LLA**, (Process 3) Project No. 511293, 3340/3328 Harbor View Drive, Zone RS-1-7. Coastal Development Permit for Lot Line Adjustment of 3 existing lots to create 3 reconfigured parcels on a 0.97 acre site. Coastal (non-appealable) and Coastal Height Limit Overlay Zones. Applicant: Tony Christensen. The applicant indicated the project description and required permits has been revised to include a Site Development Permit (Process 4) due to a Lot Line Adjustment on environmentally sensitive lands. Several neighbors were present and spoke out in opposition to the proposed development. Several letters and emails from concerned neighbors that opposed the development were read out loud during the review process. The sub-committee raised concerns on the stability of the slope along Martinez Street prone to recent landslides in 77', 81' and 2005. Fire access, double sided lot, closure of Martinez Street to vehicular traffic, proposed development drainage, the location of the property in the PCPB Hillside Review Overlay Zone and the current application not reflecting the revised project description.

No Action Taken, a minimum number of board members not present to establish a quorum. PW, PN and SK not present.

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on March 16th, 2017 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, April 13th, 2017.

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