

# PENINSULA COMMUNITY PLANNING BOARD

## *Project Review Committee*

### *Approved Minutes*

May 11, 2017

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:** Julia Quinn, Brad Herrin, Shelly Kilbourn, Darrold Davis, Jarvis Ross and Mark Krencik.

#### **Parliamentary Items:**

- a. **Approval of Minutes:** March 2017.
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **Harbor View CDP & SDP**, (Process 3) Project No. 511293, 3340/3328 Harbor View Drive, Zone RS-1-7. Coastal Development Permit and Site Development Permit for the Lot Line Adjustment of 3 existing lots with environmentally sensitive lands 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. Lack of architectural design, site drainage, past & future erosion on the site, steep hillside, environmental sensitive lands, street frontage definition and open cycle issues were discussed. The applicant indicated that the property owner has "appealed" previous court ruling related to prior development proposed on site.

Motion/Second DD/BH to approve forwarding the project for PCPB consideration. Vote 4-1-0. SK not voting. Chair requested the applicant provide most current cycle issues prior to consideration for PCPB presentation.

2. **Crown Castle Leroy CUP**, Project No. 524902, 1002 Leroy Street, Zone RS-1-7. Conditional Use Permit for an existing WCF proposing to remove the equipment box currently attached to the light pole and relocate WCF to the adjacent ground. The project is located on the northwest corner of Leroy and Talbot Streets. Applicant: Jill Cleveland. After a brief discussion, PRC recommended approval.

Motion/Second DD/MK to approve to the application. Vote 4-0-1 (JQ). SK not present.

3. **Volpe Companion Unit CDP**, Project No. 533336, 4526 Cape May Avenue, Zone RS-1-7. Coastal Development Permit for the construction of a 700SF companion unit, demolition of storage shed and garage. Coastal (non-appealable) and Coastal Height Limit Overlay Zones. Applicant: Luis Delgado. Concerns raised after presentation included required parking for companion unit, architectural treatment and exposed laundry in carport. After a brief discussion, PRC recommended approval.

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

Meeting Adjourned: 4:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on May 18th, 2017 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, June 08th, 2017.

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