

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

November 9, 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, Darrold Davis, Shelly Kilbourn and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** September 2017.
- b. **Non Agenda Public Comment:** Parks & Rec will be reviewing Canon St. Park this evening at 5:30, meeting is open to public. OB/Peninsula joint review of project bordering two communities.
- c. **Informational Items:**
- d. **Action Items:**

1. **Villa Famosa CDP & SDP**, (Process 3) Project No. 535706, 2727-2745 Camulos Drive, Zone RM-3-7. Coastal Development Permit and Site Development Permit for the construction of a new 2-story 6-unit apartment building "C" over parking structure, relocate existing 2-story 4-unit apartment building "B" and remodel of existing 2-story 4-unit apartment building on a 16,500 SF site. Coastal (appealable) and State Coastal Commission Overlay Zones. Applicant: Drew Hubbell & Bob Burnett. Jim Peugh representing Friends of Famosa Slough and several neighbors were present and expressed concerns to the proposed development. Bird strikes, loss of riparian habitat, adequate buffer to wetland habitat, stray lighting for project garage, construction noise impact to habitat, car noise effects on habitat, shadowing effect from structure on wetlands & habitat, use of non-invasive plant materials, water quality and stormwater treatment prior to run-off entering, use of undeveloped right-of-way for project access, restricting access to existing walking trails, and required 100' development setback from wetlands. The applicant indicated that they have been working with Friends of Famosa and DSD to mitigate most of the concerns raised by community members. The project has not cleared all cycle issues and has not received review comments from California Coastal Commission which could delay the boards' approval. After a lengthy discussion the committee recommended forwarding the project to the board.

Motion/Second DD/SK to recommend forwarding the project application to the board for action. Vote 3-1. MK voting no.

2. **Montalvo Residences SDP & TM**, (Process 4) Project No. 444915, 4472 Montalvo Street, Zone RM-3-7. Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, 3-story

detached residential dwelling units with a combined total of 8,283 SF on a 0.143 acre site. Applicant: Scot Frontis. The project proposes using the small lot subdivision ordinance to create (5) individual SFR in a multi-family zone to promote ownership opportunities. Concerns on trash collection, 15' wide alley primary access and no guest parking provided on-site were discussed. After a lengthy discussion the committee agreed to vote on the project.

Motion/Second MK/DD to recommend approval and forwarding the project application to the board for action. Vote 3-1. JQ voting no.

3. **Fenelon St. Map Waiver**, (Process 3) Project No. 568174, 3020-3026 Fenelon Street, Zone RM-3-7. Map Waiver for the creation of four residential condominium units under construction. Applicant: Antony Christensen. The project is a MW for (4) three bedroom units with parking for (9) cars in garage. The project is over the current SDMC definition of height, however is grandfathered in under the previous definition.

Motion/Second MK/DD to recommend approval of MW and forwarding the project application to the board for action. Vote 3-1. JQ voting no.

4. **Miller CDP**, (Process 3) Project No. 547533, 1303 Sunset Cliffs Blvd., Zone RS-1-7. Coastal Development Permit for the remodel and addition to an existing single family residence and construction of a companion unit over new detached garage totaling 5,391 SF. Coastal (appealable) Overlay Zone. Applicant: Mark Duncan. The committee had no issues and after brief discussion recommended approval.

Motion/Second DD/MK to recommend approval of the project application and forward to the board for action. Vote 3-0. SK absent from vote.

Meeting Adjourned: 4:15

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

Next Project Review Committee meeting will be at 1:30 on Thursday, December 14th, 2017. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.