

# PENINSULA COMMUNITY PLANNING BOARD

## *Project Review Committee*

### *Final Minutes*

December 14, 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, Darrold Davis, and Mark Krencik.

#### **Parliamentary Items:**

- a. **Approval of Minutes:** November 2017.
- b. **Non Agenda Public Comment:** None.
- c. **Informational Items:**

#### **d. Action Items:**

1. **Pritchett Residence CDP/NDP EOT**, (Process 2) Project No. 577898, 932 Cordova Street, Zone RS-1-7. Extension of Time for Coastal Development Permit No. 1087226 and Neighborhood Development Permit No. 1087411 to demolish a single family residence and construct a two-story over garage, 4,999 SF residence on a 8,504 SF site with an over height retaining wall in alley. Coastal (non-appealable) Overlay Zones. Applicant: Sam Pritchett and family. After a brief discussion the committee recommended approving the EOT to the board.

Motion/Second MK/DD. Vote 4-0.

2. **Frost – ROW Vacation**, (Process 5) Project No. 507338, Zone RS-1-7. Public Right of Way Vacation of an unimproved portion of San Dionicio Street located north of Qualtrough Street and west of Rosecrans Street. 0.052-acre site. Coastal (non-appealable) Overlay Zones. Applicant: Steve Heise & Matt Peterson. After a brief discussion the committee agreed to approve the ROW Vacation.

Motion/Second BH/DD to recommend approval and forwarding the project application to the board for action. Vote 4-0.

3. **4537 Newport CDP**, (Process 2) Project No. 525711, 4537 Newport Avenue, Zone RS-1-7. Coastal Development Permit for the demolition of an existing single family home and construct (5) five 2,275 SF single family dwelling units on (5) five contiguous lots. The 0.40-acre site is located within the Coastal (non-appealable) Overlay Zones. Applicant: Steven Lombardi. A large number of neighbors spoke out in opposition to the project. The number of proposed houses (5), the number of legal parcels, 4 APNs versus 5 parcels and preservation of community character were issues raised by concerned neighbors. The height of structures, the use of the

small lot ordinance, and bioswale walls located in public ROW were additional issues discussed.

No action taken. PRC requested applicant return to PRC in January.

4. **The Dolphin Motel CDP**, (Process 3) Project No. 556027, 1453-1463 Rosecrans Street and 2912 & 2930 Garrison Street, Zone CC-4-2. Site Development Permit, Easement Vacation, and Coastal Development Permit for the demolition of (4) four existing buildings for the development of a new 49,150 SF 82-unit 3-story over basement garage Hotel on a 0.57-acre site. Coastal (non-appealable) and Community Implementation (CPIOZ-B) Overlay Zone. Applicant: Greg La Marca. The project description has been changed to 92-unit Hotel. The project has requested the following deviations: 1) on-street loading zone in beach impact zone; 2) the use of tandem parking in garage; 3) requirement for 40% ground floor transparency between 3'- 8'; 4) an average 15' interior height for ground floor commercial uses . After lengthy discussion recommended returning to PRC in January.

No action taken. PRC requested applicant return to PRC in January.

Meeting Adjourned: 3:35

The next Peninsula Community Planning Board meeting will be at 6:30 pm on January 18<sup>th</sup>, 2018 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, January 11th, 2018.

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.