

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Final Minutes

January 11, 2018

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, Shelly Kilbourn and Mark Krencik.

Parliamentary Items:

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

1. **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. The applicant provided legal description indicating 5 parcels with 4 APNs. The applicant indicated the bioswale walls have been relocated out of ROW. The applicant indicated storage facilities have been added to open carport areas. The 4 properties have been identified as substandard lots not consolidated per 1989 Intent to Merger ordinance. The committee believed the project was not within the community character of the existing single family neighborhood and looked too apartment like. The width of the two story residences, the spacing between the structures and the matching roof profiles were the issues the committee believed were not in character. The project does provide needed affordable housing to community.

Motion/Second DD/BH to recommend approval of project and forward to the project application to the board for action. Vote 2-3.

2. **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 92-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 is located in the Neighborhood Commercial area and within the CPIOZ overlay zone which recommend buildings in overlay zone serve enhanced pedestrian activities and interaction. The SDMC requires no on-site employee parking. The applicant

indicated PLA support for the project. After a lengthy discussion the committee had no issues with proposed deviations and recommended approval.

Motion/Second MK/BH to recommend approval of the project application and forward to the board for action with the condition the applicant would not allow employees to park on neighborhood streets. Vote 4-0, SK absent.

3. **Gage CDP**, (Process 2) Project No. 564145, 630 Gage Drive, Zone RS-1-4. Coastal Development Permit to demolish an existing single family residence, garage and pool house and construct a 9,720 SF two-story single family residence with detached garage and quest quarters on a 21,600 SF lot. Coastal (non-appealable) Overlay Zone. Applicant: Sergio Salinas

No action Taken. PRC requested applicant return to PRC upon resubmittal of next issuance of cycle issues.

Meeting Adjourned: 4:

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

Next Project Review Committee meeting will be at 1:30 on Thursday, February 8th, 2018.

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