

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Final Minutes

February 8th, 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, and Mark Krencik.

Parliamentary Items:

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

- d. **Action Items:**

1. **4294 Voltaire CDP/SDP**, Project No. 490282, 4294 Voltaire Street, Zone CC-3-5. Coastal Development Permit and Site Development Permit for the construction of a new 6,752 square foot mixed-use building on a 0.19 acre site. Coastal (non-appealable) overlay zone. Applicant: Kien Troung. After a lengthy review and discussion the subcommittee expressed the following concerns: the # of parking spaces assigned to commercial tenants versus # of parking spaces assigned to residential; access to refuse area from commercial tenants; ability to close off second bedroom to create a studio/additional rental unit; room labeled office/den could be used as bedroom; emergency exiting from residential units; too much transparency in garage doors as proposed; amount of hardscape on Voltaire. The project does provide needed affordable housing to community in this mixed use proposal.

No Motion, the project applicant agreed to return to the subcommittee in March.

Meeting Adjourned: 3:30

The next Peninsula Community Planning Board meeting will be at 6:30 pm on February 15th, 2018 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, March 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.