

## PENINSULA COMMUNITY PLANNING BOARD

### *Project Review Committee*

#### *Approved Minutes*

May 10th, 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:** Brad Herrin, Joseph Holasek, Darrold Davis and Mark Krencik.

#### **Parliamentary Items:**

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

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

1. **North Chapel, Liberty Station.** Draft letter to the PCPB supporting historic designation of North Chapel as a public use. North Chapel letter was reviewed and approved to forward to PCPB for action.

Motion/Second, BH/JH. Vote 4-0.

2. **Rosecrans CDP, (Process 2) Project No. 571829, 634 Rosecrans Street, Zone RS-1-7.** Coastal Development Permit for the demolition and construction of a new 1,134 SF addition over 596 SF basement and 420 SF attached garage to an existing 1,872 SF residence on an 8,829 sf lot. Coastal (non-appealable) Overlay Zone. Applicant: Jeff Rippee. Several neighbors were in attendance opposed to the project. Mr. McGregor spoke on their behalf. The property has a private height deed restriction limiting the overall height of the residence to 112' MSL. Neighbors opposed raised concerns for the overall height and scale of the proposed residence as seen from the street and relative to neighboring homes, the proposed character (modern) design is not consistent with existing neighbor character, the loss of public views from development within the existing Qualtrough Street ROW, private access easement and scope of work within Qualtrough ROW. The applicate indicated the he had been working with the neighbors and city, over the past year, to address the neighbor's concerns, reduced the height and size of the project and felt confident their concerns have been addressed. After lengthy review and discussion, project review recommended the applicant return next month with more information on city required ROW improvements within Qualtrough Street ROW and revised graphics of house and proposed on-site grading/ retaining structures.

No Action taken, project applicant agreed to return in June.

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 guest quarters on a 21,600 SF lot. Coastal (non-appealable) Overlay Zone. Applicant: Sergio Salinas. Third review. After brief review and discussion of proposed single family residence, project subcommittee motioned to approve the new residence on Gage Street.

Motion/Second, BH/MK to recommend approval of single family residence. Vote 4-0

4. **Secondary Dwelling Unit CDP**, (Process 2) Project No. 533359, 4560 Saratoga Avenue, Zone RM-1-1. Coastal Development Permit for the construction of a new 268 SF garage to an existing 616 SF detached garage with a new 992 SF second story residential dwelling unit above garage for a total of 1,260 SF of construction on a 6,250 SF lot. Coastal (non-appealable) Overlay Zone. Applicant: Stosh Thomas.

No Action taken, project applicants not present.

5. **AT&T WCF PLNU CUP**, (Process 3) Project No. 590729, 3900 Lomaland Drive, Zone RS-1-7. Conditional Use Permit for the replacement of 6 antennas, 12 new remote radio units and internal equipment updates at an existing WCF site. Applicant: Jamo Stephenson. After a brief discussion the subcommittee motioned to approve WCF.

Motion/Second, MK/BH to recommend approval of the project. Vote 4-0

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on May 17<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, June 14<sup>th</sup>, 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.