

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

July 11th, 2019

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: Korla Eaquinta, Lucky Morrison (arrived 2:15), Brad Herrin, Joe Holasek, Darrold Davis and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:**
- b. **Non Agenda Public Comment:** Lucky Morrison challenged the time of project review sub-committee meetings, stating a Brown Act violation, public access.
- c. **Informational Items:** Open discussion – SDHC Feasibility Study
- d. **Action Items:**
 1. **Parzen Remodel CDP**, (Process 3) Project No. 633944, Zone RS-1-7, 584 San Antonio Avenue. Coastal Development Permit for the addition of 494 SF, new deck, and remodel of an existing single family residence on a 0.28 acre site. Coastal (Appealable) Coastal Height Limitation, Parking Impact Overlay zones. Applicant: Marguerite Parzen & Paul Burgin. The sub-committee reviewed the proposed single family residence remodel, after discussion, sub-committee recommended approval of CDP application.

Motion/Second, BH/KE to recommend to approval of Parzen Remodel, **Vote 5-0**.
 2. **Niagara Homes CDP** (Process 2) Project No. 629390, Zone RM-1-1, 4559-4565 Niagara Avenue. Coastal Development Permit to demolish an existing single dwelling unit and construct four (4) detached single dwelling units and four (4) detached garages for a total of 14,398 SF on a 0.35 acre site. Coastal (non-appealable) Overlay zone. Applicant: Scott Frontis. The sub-committee reviewed the proposed overall FAR for the project, legal parcels, site drainage, overall massing of (4) individual homes versus one larger structure and openness of proposed carport/garages off the alley. After a lengthy discussion and community input, the sub-committee voted to approve application with the condition that the owner consider enclosing the proposed carports.

Motion/Second, DD/JH to recommend approval of WCF CUP. **Vote 5-0-1 (LM)**.

Meeting Adjourned: 3:30

The next Peninsula Community Planning Board meeting will be at 6:30 pm on July 18th, 2019 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, August 8th, 2019.

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