

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

August 8th, 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 , Brad Herrin, Jarvis Ross, Darrold Davis and Mark Krencik.

Parliamentary Items:

a. **Approval of Minutes:** July 2019

b. **Non Agenda Public Comment:**

c. **Informational Items:**

1. 1333-1355/1357 Rosecrans St Mixed Use, Dean Wilson & Michel Anderson. Dean Wilson presented a narrative describing his existing 13 unit over commercial mixed-use building on Rosecrans. The project has been submitted to DSD with a variance request for required parking. Formal project presentation will be on future agenda

d. **Action Items:**

1. **Poe Residence CDP & NDP**, (Process 3) Project No. 608731, Zone RM-1-1, 4564 Del Monte Avenue. Coastal Development Permit and Neighborhood Development Permit for the conversion of an existing basement and laundry room to a 461 SF companion unit on a 0.16 acre site and utilize tandem parking to provide the required off-street parking. Code Enforcement Case #500268. Applicant: Lisa Hussman. After a brief plan review and discussion, the PRC requested the applicant return to a future meeting with clarification on the required NDP request on the project application.

No motion.

2. **Famosa Site / Housing Commission Site #428 Feasibility Study and RFP Input.**

Review of feasibility study and provide recommendations.

The PRC took open testimony from audience members in opposition of the development and reviewed various points from the current SDHC feasibility study. After a lengthy review and further deliberation over Open Space Use, Legality of 1.86 acre Parkland, Environmental Sensitive Lands (ESL) including natural wetland, natural habitat (MHPA) and steep hillside, noise mitigation, density, parking, perimeter screen/fencing and costs. The project subcommittee did not take any action at this time, it believed the Feasibility Study had many deficiencies and we suggest the following:

- Review the legality of the entire site, especially the 1.86 acre original land designated as “Parkland”.
- Convert the land back to Open Space. Open space land is a scarce and valuable resource in our community. Preserving open space is a priority in the Point Loma area.
- Require noise mitigation from heavily traveled Nimitz Boulevard to the south and from Lindbergh Field air traffic overhead.
- Require project height shall not exceed 30-feet when using both Prop D and SDMC definition for measuring height.
- Require the maximum density on the site of 78 units. No increases for bonus density will be allowed.
- Any on-site development must consider all environmental impacts to the existing on-site wetland and natural habitats and provide adequate mitigation.
- The project site must provide adequate fencing/screening on property lines adjacent to all properties regardless of their uses.
- The premium in construction costs to develop a housing project on a complicated site such as the Famosa site should be carefully reviewed and challenged at all phases of development. Restrictions of unit density, extreme grading, bisecting overhead high-voltage power lines, potential environmental and noise mitigation, and other factors will drive up building costs. Build affordable housing on affordable locations.

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on September 19th, 2019 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, September 12th, 2019. Please visit and use Facebook page: **“Peninsula Community Planning Board”** or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.