

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

August 13th, 2020

3:00 pm

Zoom meeting called to order by chair, Mark Krencik at 3:00pm.

You may find more information on our planning board website: www.pcpb.net

Members present: Korla Eaquinta, Lucky Morrison, Robert Tripp Jackson, Darrold Davis and Mark Krencik.

Parliamentary Items:

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

1. **Pescadero Companion Unit CDP**, (Process 2) Project No. 654977, Zone RS-1-7, 4421 Pescadero Avenue. Coastal Development Permit for the conversion of an existing 494 SF hobby room with an outdoor patio deck above a detached two-car garage to a companion unit on a 0.16 acre site. Coastal (non-appealable) overlay zone. Applicant: Holly Jones. After a brief plan presentation from owner followed by a discussion, the PRC recommended approval of companion unit conversion.

Motion/Second, LM/RTJ recommended to approve, **VOTE 3-0-1**. KE abstention.

2. **Rosecrans Lofts CDP, & NDP** (Process 2) Project No. 644874, Zone CC-4-2, 1333-1355 & 1357 Rosecrans Street. Coastal Development Permit, Neighborhood Development Permit to convert 13 existing offices on the 1st and 2nd floors of 2 existing commercial buildings to residential apartments and to construct a trash enclosure on the right of way on Emerson Street on a 0.2 acre site. Coastal (non-appealable) & Community Plan Implementation Zone (CPIOZ)-B overlay zones. Transit Priority Area. Applicant: Dean Wilson. The application is to allow 13 pre-existing residential apartments in an existing 2-story mixed use commercial building located at Rosecrans and Emerson. The building was constructed in 1961 and has been determined as not historic. The original permitted office suites located on the second floor were converted to apartments in 1976 (44 years ago). The application is requesting (4) code deviations: 1) No project parking. 2) Ground floor residential. 3) Trash enclosure located in public R.O.W. 4) Residential Density. The community members in attendance expressed concern over the lack of street parking in the immediate area and lack of exterior maintenance. The PRC agreed with the concerns expressed by neighbors. Additional concerns related to screening and sight lines of existing trash enclosure, existing residential units located on the ground floor, existing ground floor transparency, existing signage and existing streetscape improvements and landscaping. The 2-story structure height is within

the coastal height limit. After discussion the PRC recommended the applicant return to PRC in the future with developed plans addressing concerns raised by community and committee members.

NO VOTE.

Meeting Adjourned: 4:30

The next Peninsula Community Planning Board meeting will be at 6:00 pm on August 20th, 2020. Next Project Review Committee meeting will be at 3:00 on Thursday, September 10th, 2020. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.