

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Final Minutes

September 10th, 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, Brad Herrin, Darrold Davis and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** August 2020
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **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. Second review. The applicant presented updated site plan and building elevation exhibits addressing the concerns expressed in the last public review meeting. Project revisions included the addition of site planting areas located in the public ROW, improved screening of existing trash enclosure, updated painting and signage concepts for the building's exterior, and the inclusion of affordable housing within the project. The community members in attendance expressed positive experiences while living in the apartment building, affordability and convenience to public transit were also noted as positives. The NDP includes four code deviations: 1) No project parking, 2) three residential units located on the ground floor, 3) existing trash enclosure located in public R.O.W., 4) exceeding the allowed residential density. After a lengthy discussion the PRC recommended approval of the CDP & NDP with the following conditions: 1) the project incorporates affordable housing component; 2) the project provides exterior signage upgrades per code and CPIOZ-B overlay zone requirements; 3) the project incorporates site and ROW improvements as presented; 4) the project provides additional screening and planting areas at the existing trash enclosure.

Motion/Second, MK/LM recommended to approve; **VOTE 4-1.**

2. **Alsina Companion Unit CDP**, (Process 2) Project No. 661159, Zone RS-1-7, 865 Albion Street. Coastal Development Permit for the conversion of an existing 1,027 SF

attached guest quarter to a companion unit located on the second floor of an existing single family residence on a 0.24 acre site. Coastal (non-appealable) overlay zone. Applicant: Will Stout. After a presentation from applicant followed by a brief discussion, the PRC recommended approval of companion unit conversion.

Motion/Second, KE/LM recommended to approve; **VOTE 5-0**.

3. **2806 Jarvis Street Condos CDP, SDP & TM**, (Process 5) Project No. 661483, Zone RM-3-7, 2806 Jarvis Street. Coastal Development Permit, Site Development Plan and Tentative Map for a public right-of-way vacation to demolish three residential units and construct five new two-story residential condominium units with enclosed parking garage below and rooftop deck on a 0.16 acre site. Coastal (non-appealable), Community Plan Implementation Zone (CPIOZ)-B, Coastal Parking Impact and Transit Priority Area overlay zones. Applicant: Darian Radic. After a brief presentation from applicant a lengthy discussion ensued reviewing number of units and bedrooms, parking, overall building height, roof decks, and location of trash. The PRC took no exceptions to the projects details and recommended approval of the 5 unit CDP and associated tentative map.

Motion/Second, MK/BH recommended to approve; **VOTE 4-0**. LM absent.

Meeting Adjourned: 5:00

The next Peninsula Community Planning Board meeting will be at 6:00 pm on September 17th, 2020. Next Project Review Committee meeting will be at 3:00 on Thursday, October 8th, 2020. Please visit and use Facebook page: **“Peninsula Community Planning Board”** or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.