

NOTICE OF MEETING

PROJECT REVIEW COMMITTEE of the PENINSULA COMMUNITY PLANNING BOARD

Date/Time: May 9, 2024
6:00 – 7:30 PM
Point Loma Hervey Library
3701 Voltaire Street
San Diego, CA 92107

Send questions to: korlajane@icloud.com

AGENDA

Parliamentary Items – Call to Order

- A. Approval of Minutes of previous meetings.
- B. Non-Agenda Public Comments. No time limit.
- C. Informational Items.
- D. Action Items.

1. **3276 Rosecrans PRJ-1056375.** Spectrum act building permit for AT&T Site Modification. Existing WCF to replace 3 antennas, install 3 new antennas, and relocate 3 existing antennas. Remove 6 RRUs and install 3 RRUs. Install 4 rectifiers within the existing cabinet. No change to amount of equipment cabinets located on rooftop inside existing equipment enclosure and 3 new battery strings within 1 new battery rack and 3 new battery strings within an existing battery rack are proposed with this project.
Applicant: Stephanie VanderVeen
2. **2126 San Clemente St PRJ-1105781**
(Process 3) Tentative Map Waiver to convert units under construction to condominium units, per PRJ-1042663 (2 duplex buildings consisting of 3 story 2 units of the 3,105 sq. ft. (Building 1) and 4 story 2 units of the 4,204 sq. ft. (Building 2)) located at 2126, 2124, 2128 San Clemente Street and 4109 Udall Street. The 0.13-acre site is in RM-2-5 zone of the Peninsula Community Plan area, Coastal Height overlay within Council District 2. NOT IN THE COASTAL OVERLAY ZONE.
Applicant: Robert J. Bateman
3. **3327 Lucinda PRJ-1096950**
The project is proposing a Coastal Development Permit to demolish the existing residence and construct a 2-story single dwelling unit. The 3,311 square-foot proposed development will include a 911 square-foot basement area, 672 square-foot garage area

and a roof deck. The project site is zoned Residential – Single Unit □RS□1□7□ and designated as Residential in the Peninsula Community Plan. It is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2.

Applicant: Sarah Azarmi

E. Public Comment on 4591 Pescadero PRJ-1111217

The City has requested public comment on this project. It will not be presented by the applicant at this time. The Committee will consolidate and submit public comment to the DSD project manager.

The proposed project is a 3,836 square-foot three-story detached multifamily building consisting of (8) accessory dwelling units,(3) accessory dwelling units on the first floor, (3) accessory dwelling units on the second floor, and (2) accessory dwelling units on the third floor, at a site with an existing single dwelling unit, located at 4591 Pescadero Avenue. The 0.16-acre site is in the RM-1-1 Base Zone, Coastal (Non-appealable) Overlay Zone within the Peninsula Community Plan Area. Council District 2. This development is within the Coastal Overlay zone (NON-APPEALABLE) and the application was filed on March 1, 2024.

Applicant: Chandra Slaven

*You may find more information on the PCPB Planning Board Website: www.pcpb.net.
Committee Chair: Eric Law elaw.pcpb@gmail.com*