

**PROJECT REVIEW COMMITTEE
of the
PENINSULA COMMUNITY PLANNING BOARD**

**MINUTES
June 13th, 2024**

Meeting called to order at 6:03 PM by committee chair, Eric Law

Members Present: Korla Eaquinta, Eric Law, Mark Krencik, Andrew Hollingworth, Joe Holasek, Sam Laub, Will Hooper

Absent:

AGENDA

Parliamentary Items – Call to Order

- A. Approval of Agenda (Agenda approved 7-0)**
- B. Approval of Minutes of previous meetings. (Minutes approved 7-0).**
- C. Non-Agenda Public Comments.**

Public discussion on the impact of building new housing with no parking. The city’s promise of a future transit center in 11 years isn’t good enough. The impact on our quality of life is now.

D. Informational Items.

Coastal Resiliency Plan review is in Pacific Beach on June 24th. Point Loma Association Newsletter and OB Rag have additional information.

Discussion on Decision Appeals, the \$1000 cost, and the potential for fundraising to occur to underwrite the cost of appeal on the community’s behalf.

Discussion on the potential for virtual committee and board meetings on Zoom and notice that the PCPB normally does not meet in August and December.

E. Action Items.

- 1. PRJ-1111141 3330 Rosecrans Street - MIDWAY-PACIFIC HIGHWAY PENINSULA** (Process 2) Easement Vacation of a public utility easement at 3330 Rosecrans Street. The 0.034-acre site is located in the CC-3-7 Base Zone within the Midway Pacific Highway Peninsula Community Plan Area. Council District 2. (Rogelio Ruiz)

The committee discussed whether the site was in Peninsula Community or not. After reviewing available evidence, the committee concurred that the site was not. The committee recommended forwarding the package to the Midway Planning Group and the City noting the PCPB has no

objection to the action requested. Sam Laub motion, Joe Holasek second. Motion carried 7-0.

2. **PRJ-1112649 4392 Narragansett Ave** – PENINSULA (Process 2) Coastal Development Permit is for the new construction of a 685 SF, 1-bedroom, 1-bathroom companion unit. The 0.015-acre site is located in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, and the San Diego Airport Approach Overlay Zone within the Peninsula Community Plan Area. Council District 2. (Drew Hubbell)

No committee action required. The owner and architects provided a requested briefing of the project because of its unique straw bale construction.

3. **PRJ-1110305 630 San Antonio Ave** - PENINSULA (Process 3) Coastal Development Permit to demolish existing three-story residence and construct a new three-story 4,117 square foot dwelling unit at 630 San Antonio Avenue. The 0.14-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area. Council District 2. (Bruce Peeling)

The committee concurred with applicant that there should not be a sidewalk added in opposition to the city's recommendation as there are no sidewalks in the neighborhood. The committee voted to recommend approval of the project with the addition of recommending no sidewalk be mandated. Sam Laub motion, Joe Holasek second. Motion carried 7-0.

4. **PRJ-1096950 3327 Lucinda Street** - PENINSULA (Process 3) Coastal Development Permit to demolish the existing structure and construct a new two-story plus basement single family residence with new rear patio and roof terraces at 3327 Lucinda. The 0.13-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, and the San Diego Airport Approach Overlay Zone within the Peninsula Community Plan Area. Council District 2. (Sarah Azarmi)

The committee voted to recommend approval of the project to the Board. Sam Laub motion, Joe Holasek second. Motion carried 7-0.

5. **4591 Pescadero Letter.** The neighborhood has requested the PCPB send letters to City leadership concerning the excessive number of ADUs planned for this project.

The committee and public reviewed the draft letter and provided substantive comments. Andrew Hollingworth will revise the letter in preparation for the board meeting. The committee voted to approve the submission to the board of a revised letter. Andrew Hollingworth made a motion and Sam Laub seconded. Motion carried 7-0.

F. Discuss actions on PRJ-1109992 730 Amiford Drive designation as Infill to avoid CEQA. According to state definition, Infill is for vacant or disused property.

No action required. The committee discussed the ramifications of applicants manipulating the meaning of an infill project to avoid review.

Adjourned at 7:58 PM by Eric Law