

NOTICE OF MEETING

PROJECT REVIEW COMMITTEE of the PENINSULA COMMUNITY PLANNING BOARD

Date/Time: June 13, 2024
6:00 – 7:30 PM
Point Loma Hervey Library
3701 Voltaire St
San Diego, CA 92107

Send questions to: erichlaw@gmail.com

AGENDA

Parliamentary Items – Call to Order

A. Approval of the Agenda

B. Non-Agenda Public Comments.

C. Informational Items.

D. 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)
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)
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)
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)

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.
6. 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.

Project Description: Coastal Development Permit to remodel and construct an addition to the existing single dwelling unit located at 730 Amiford Drive. The project would remodel 1,803 square feet of the existing dwelling unit, add 508 square feet to the existing great room, and add 424 square feet to the basement. The site is zoned Residential – Single Unit (RS-1-7) and designated as Residential in the Peninsula Community Plan. The project 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, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone, within Council District 2.

Environmental determination: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development Projects.

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