

**PENINSULA COMMUNITY PLANNING BOARD AGENDA**  
**3701 Voltaire Street, Point Loma Library**  
**September 20, 2007 6:30-9:30 PM**

- 6:30 I. Parliamentary Items (Note agenda items subject to revision or change)
- A. Approval of agenda
  - B. Approval of minutes of May, July and August
  - C. Treasurer's Report: C. Shinn
  - D. Chair Report: Traffic calming on Del Mar Avenue between Chatsworth Blvd and Canon. Nov PR first Wednesday. Introduce Committee Chairs, Revisions if any.
- 6:45 E. Non Agenda Pubic Input (3 min each)
- 7:00 II. Action Items: Project Review 2<sup>nd</sup> Wednesday of each month 11-1:30PM 3115 Loma Rivera Dr. applicants call D. Wylie (523-9180)
- A. 3771 Valemont St: Fred Liberatore, owner; Skip Shaputnic, architect. Project #113555 changed from process 2 to process 4. Project issues include Neighborhood Use Permit; Variance request to allow 2<sup>nd</sup> driveway opening; Site development Permit for driveway extension in portion unimproved public ROW.
  - 7:25 B. 766 Rosecrans: Mr. Totah, Owner, Fernando Gonzales, applicant Project #122702. Addition of 2,268 second story to an existing 4,384 sq ft SFR on a 17,197 site. Issues include ht limit, design re bulk and scale, site elevations, set back. Historical report, grading. See recycle issues. To reflect pattern of surrounding development. PR 7-0-0 providing art fixtures to be removed and adjusting design for height.
  - 7:45 C. 4367 Orchard Ave: Keith and Carol Castlen owners; Project #118802 808 sq ft second story addition (craft and game room) 396 sq ft deck over existing 470sq ft garage located in rear of lot. Existing 1882 sq ft home. Total 3,162 sq ft on 7000 sq ft site.
  - 8:05 D. 2820 Shelter Island Drive: E. L. Hope remodel. Project#130118 50 ft wide lot. Second story addition on a business.
  - 8:25 E. 4553 Muir Ave: Jennifer Bolyn, Owner and Architect. Project #135921 Vacant lot 4199 sq ft to build 2 story 2,568 sq ft house. FAR .75, 30 ft height limit cedar siding, pitched roof to fit into neighborhood. Environmental issues not completed.
  - 8:45 F. 3558 Wilcox St: Garland residence. Project #128358 RS-1-7 zone, to demolish existing house and build 3870 sq ft house on 6625 sq ft lot. FAR .58 coastal height limit, coastal overlay non appealable, parking impact.
- 9:05 III. A. Council District II: M. Awbrey. Info regarding Homeless Shelter for board consideration.
- B. City Planning: Maxx Stalheim
  - C. Navy Plume and other Projects: Jim Gilhooley
  - D. Midway Hustler Signage: Letter by K. Rhodes
- 9:15 IV. Committee Reports:
- A. Parks and Rec: C. Shinn
  - B. Midway Planning: M. Scherer
  - C. North Bay Development: S. Khalil
  - D. Traffic and Transportation: G. Halbert
  - E. Historical: K. Rhodes
  - F. Signage: M. Hoppe
  - G. Airport Authority Chair: S. Khalil
  - H. Environment: G. Robinson
  - I. North Bay Traffic
- 9:20 V. New/Old Business
- A. Revote on ATAG and ANAC representation
  - B. A review of By Law Sub committee creation /chairs action invalid

C. Formal Board Complaint re T. Kempton

9:30 VI Adjournment;

Future Review:

- 1, North Harbor Drive: application for public ROW vacation (Process 5) of the southerly 69' of North Harbor Drive between Scott Street and Nimitiz Blvd. In Port Master Plan Area, State Coastal and Council District 2 Project #13018
2. 1275 Scott Street, Kettenberg Townhomes. 47 residential townhomes, 3 commercial units, parking below grade. In Port Master Plan area, State Coastal and Council District 2. PCPB to make advisory recommendations to City. #115083
3. 3225 Kellog St, to demolish existing residence and construct 6770 sq ft SFR on 15,000sq ft site. Coastal overlay Parking impact. #132928
4. 4594 Pt Loma Ave. to demolish existing residence and build two SFR 3 BR each, Costal parking overly, ht limit. 7000 sq ft lot. First assessment letter available at Shumakers. Issues with set backs, parking and view blocking. Zone RM 1-1. To require modification in design.

Election for Board Members to be held next March meeting. Call D. Wylie 619-523-9180 or H. Kinnaird 619-224-9897 for applications and further information.

Also assessment letters and Plans on scheduled projects are at J. Shumakers. Please call for viewing 619-222-8482