

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

September 13th, 2018

1:30 pm

**Loma Riviera Clubhouse
3115 Loma Riviera Drive, San Diego**

Meeting called to order by chair, Mark Krencik at 1:30pm.

Members present: Brad Herrin, Darrold Davis, Joe Holasek, Jarvis Ross and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** None
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **15 on Jarvis TM Waiver**, (Process 3) Project No. 610420, Zone RM-3-7, 3030 Jarvis Street. Tentative Map for the creation of 15 condominium units within a 26,611 SF, 3-story structure over parking on a 0.34 acre lot. Applicant: Maggie Roland. After review of proposed multi-family project subcommittee members expressed concerns on the project's overall height and TMW process. The applicant will confirm project height prior to next week PCPB meeting. The subcommittee motioned to approve project.

Motion/Second, MK/JH to recommend approval of the project. Vote 4-0-1 (JR).

2. **Bayview Townhomes Map Waiver**, (Process 3) Project No. 611646, Zone RM-3-7, 3104-3112 Garrison Street. Map Waiver to waive the requirements for Tentative Map for the creation of 8 condominium units within a 9,120 SF, 3-story structure over parking on a 0.23 acre lot. Applicant: Maggie Roland. After review of proposed multi-family project subcommittee members expressed concerns on the TMW process and the lack of community input. After a brief discussion the subcommittee motioned to approve project.

Motion/Second, MK/DD to recommend approval of the project. Vote 4-0-1 (JR).

3. **Burovic Residence Map Waiver**, (Process 3) Project No. 600552, Zone RM-3-7, 3144 Ingelow Street and 1557 Evergreen Street. Map Waiver for the condominium conversion of two existing detached 3-story and 2-story single dwelling units with a combined area of 5,814 SF on a 0.11 acre lot. Applicant: Faruk Burovic. After review of proposed condominium conversion MW and the remaining open cycle issues the subcommittee requested the applicant return to sub-committee upon receipt of next round of city review comments.

No Action Taken.

- 4. Plein Addition SCR**, (Process 2) Project No. 610919, Zone RS-1-7, 1053 Sunset Cliffs Boulevard. Substantial Conformance Review to Coastal Development Permit No. 1639149. Coastal Overlay (appealable) zone. Applicant: Jim Yarbrough. After a brief discussion on proposed revisions to original CDP the subcommittee motioned to approve and forward project to board for action.

Motion/Second, BH/JH to recommend approval of the project. Vote 5-0.

- 5. Volen House CDP**, (Process 2) Project No. 594706, Zone RS-1-4, 450 Tavera Place. Coastal Development Permit for a new 6,589 SF 3-story single-family home with a detached garage on a 0.30 acre lot. Coastal Overlay (non-appealable) zone. Applicant: Mark Silva. After a brief discussion the subcommittee motioned to approve and forward project to board for action.

Motion/Second, DD/JH to recommend approval of the project. Vote 5-0.

- 6. 4386 Newport Ave Residence CDP**, (Process 2) Project No. 607581, Zone RS-1-7, 4386 Newport Avenue. Coastal Development Permit for the addition and remodel of an existing 2-story single family residence, conversion of a detached garage to quest quarters and a new detached carport totaling 5,047 SF on a 0.16 acre lot. Coastal Overlay (non-appealable) zone. Applicant: Sergio Salinas. After review of proposed remodel and addition and the remaining open cycle issues the subcommittee requested the applicant return to sub-committee upon receipt of next round of city review comments.

No Action Taken.

Meeting Adjourned: 4:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on September 20th, 2018 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, October 11th, 2018. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.