

## PENINSULA COMMUNITY PLANNING BOARD

### *Project Review Committee*

#### *Approved Minutes*

December 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, Joe Holasek, Jarvis Ross and Mark Krencik.

#### **Parliamentary Items:**

- a. **Approval of Minutes:** July & September - Approved
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **Frank Residence CDP**, (Process 2) Project No. 581107, Zone RS-1-7, 3768 Jennings Street. Coastal Development Permit to demolish an existing single-family dwelling and construct a new two-story 4,094 SF single-family dwelling on a 0.17 acre lot. Coastal Overlay (non-appealable) zone. Applicant: Mike Frank. After review of proposed new residence the subcommittee motioned to approve project and support the non-standard curb/sidewalk installation with the condition of approval that EMRA for non-standard curb/sidewalk and building setback are approved by city staff.

Motion/Second, MK/BH to recommend approval of the project with conditions. Vote 4-0.

2. **369 Silvergate Avenue CDP**, (Process 3) Project No. 613284, Zone RS-1-4, 369 Silvergate Ave. Coastal Development Permit for amendment to CDP No. 1775448 to demolish an existing single-family dwelling and construct a new 10,045 SF single-family residence with attached 395 SF companion unit on a 1.09 acre lot. Coastal Overlay (appealable) zone. Applicant: Tom King. After review of proposed new single family residence with companion unit the subcommittee supported the non-standard curb/sidewalk installation with the condition of approval that EMRA for non-standard curb/sidewalk preserving existing mature trees located in the ROW. The subcommittee requested the applicant return upon receipt of drainage study assessment and city approval.

No Vote.

3. **Dumas NDP**, (Process 2) Project No. 613485, Zone RS-1-7, 3444 Dumas Street. Neighborhood Development Permit to allow private features including walls and fence over three feet in height to encroach into the public right-of-way. Applicant:

Steve Laub. After review of proposed low wall and open fence encroachment into the ROW the subcommittee motioned to approve applicant request with the condition of the applicant providing evidence of city traffic engineer approval of wall/fence.

Motion/Second, MK/JR to recommend approval of the project with condition. Vote 4-0.

4. **Sprint PLNU CUP**, (Process 4) Project No. 604781, Zone RS-1-7, 3900 Lomaland Drive. A Conditional Use Permit to modify an existing WCF. The project consists of twelve antennas concealed inside FRP boxes on the façade of Wiley Residence Hall within the PLNU campus. The equipment associated with this project will continue to operate inside an existing 200 SF enclosure. Applicant Carie. After a brief discussion the subcommittee asked the applicant to return to committee upon receipt of next round of city review comments.

No Vote.

5. **Canon Street TM**, (Process 3) Project No. 614063, Zone RS-3-7, 3128, 3130, 3136 and 3138 Canon Street. Tentative Map to consolidate two existing lots into one and to create a nine unit condominium project on a 0.20 acre site. Applicant: Joy Christensen. After a lengthy discussion the subcommittee motioned to approve and forward project to board for action.

Motion/Second, BH/JH to recommend approval of the project. Vote 4-0.

Meeting Adjourned: 3:30

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

Next Project Review Committee meeting will be at 1:30 on Thursday, January 10th, 2019. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at [mkrencik@mkaarchitect.com](mailto:mkrencik@mkaarchitect.com) or 619-300-5016.