

## PENINSULA COMMUNITY PLANNING BOARD

### *Project Review Committee*

#### *Approved Minutes*

February 14th, 2019

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, Jarvis Ross, Darrold Davis and Mark Krencik.

#### **Parliamentary Items:**

- a. **Approval of Minutes:** December 2018 & January 2019 minutes approved.
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **Sorrento House CDP**, (Process 2) Project No. 612516, Zone RS-1-7, 1045 Sorrento Drive. Coastal Development Permit for a remodel and second story addition of an existing two-story single family residence with roof deck totaling 4,865 SF on a 0.55 acre lot. Coastal (non-appealable) and Coastal Height Limitation Overlay zones. Applicant: Bradley Schnell. The applicant and neighbors at the request of PCPB, relook at the following concerns raised by neighbors. 1) Property records indicate an existing permitted guest quarter on the property. A guest quarter is an allowed structure on the property, requires no additional parking, kitchen is limited to small sink with no stove, and the guest quarter cannot be rented or sold separately. 2) All single family homes require 2 on-site parking spaces. 3) All structures in coastal height overlay zone cannot exceed 30'. The project's overall height based on information bulletin 5-4 and indicated on the CDP plans, does not exceed the maximum residential height limit.

No new motion. January motion is forwarded to PCPB.

2. **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 guest quarters and a new detached carport totaling 4,055 SF on a 0.16 acre lot. Coastal Overlay (non-appealable) zone. Applicant: Sergio Salinas.

At the request of the applicant the project review took action on the application.

Motion/Second, DD/MK to recommend to **deny the CDP application and submits the following conditions for denial. Vote 4-0**

- 1) The structures overall height as indicated on plans is +29'-6". Discrepancies between CDP plans and Building Height Certification plans remain. Project review recommends as a condition of CDP approval, **the applicante obtain and submit a certification of structure height at the time of final inspection.**
  - 2) The overall square footage of the project as indicated on the CDP application is 4,055 Sf. The maximum square footage allowed by an FAR of 0.58 is 4,060 SF. The actual built SF is unclear. Project review recommends as a condition of CDP approval, **the applicante obtain and submit a certification of the project's gross square footage at the time of final inspection.**
  - 3) The number of on-site parking spaces required by code is unclear. Project review recommends as a condition of CDP approval, **the applicante provide evidence of required 3 on-site parking at the time of final inspection.**
  - 4) The framed structure appears very bulky, utilizes minimum side-yard setbacks, lacks articulation in large surfaces, lacks visual transition to existing older neighborhood homes, and maximizes building square footage and maximum building height. Project review recommends **denial of CDP application based on the project as not consistent with community plan residential objectives to provide harmony between new development and surrounding older homes.**
3. **Metz/Lewis NDP/CDP**, (Process 3) Project No. 620277, Zone RS-1-7, 3848 Garden Lane. Neighborhood Development Permit and Coastal Development Permit to permit an existing fence and to erect a new fence both portions of which are greater than 3 feet in height within right-of-way. Coastal Overlay (appealable) zone. Applicant: Matthew Boomhower. After review of existing/proposed fence and ROW encroachment and security concerns brought forward by the homeowners, the subcommittee motioned to approve applicant's request with the condition of the relocating the proposed new fence east of the existing driveway onto the property and removing it from NUP/CDP application.

Motion/Second, MK/JR to recommend approving the project **with condition of removing proposed new fence, east of the drive, from the NDP & CDP application. Vote 4-0.**

Meeting Adjourned: 3:45

The next Peninsula Community Planning Board meeting will be at 6:30 pm on February 21, 2019 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, March 14<sup>th</sup>, 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.