

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

February 11th, 2021

3:00 pm

Zoom meeting called to order by chair, Mark Krencik at 3:00pm.

You may find more information on our planning board website: www.pcpb.net

Members present: Korla Eaquinta, Brad Herrin, Robert Jackson, Lucky Morrison, Darrold Davis, Joe Holasek and Mark Krencik. LM had zoom technical issues and fell off before action item #1. RJ left meeting after action item #1.

Parliamentary Items:

- a. **Approval of Minutes:** January 2021
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **Etiwanda Map Waiver**, (Process 3) Project No. 666686, Zone RM-1-1, 2320 & 2322 Etiwanda Street. Map Waiver and Coastal Development Permit for condo creation of one detached Single Dwelling Unit (SDU) under construction and one existing SDU on a 0.155 acre site. Approved CDP No. 1654953. Coastal (non-appealable), Coastal Height Limit, Parking Impact, and TPA overlay zones. Applicant: Maggie Roland. The original CDP for SDU was reviewed and approved by PCPB in January 2017. The project is currently under construction and the applicant seeks a tentative map to create (2) separate dwellings units on (1) parcel. The proposed overall structural height, FAR, parking requirements, number of bedrooms, and building setbacks were all found consistent with original coastal development permit. After a presentation and pursuing discussion the PRC recommended approval of Map Waiver for the creation of (2) units.

Motion/Second, BH/KE recommend to approve; **VOTE 5-1-0.**

2. **Marseilles Street CDP**, (Process 2) Project No. 648383, Zone RS-1-7, 4414 Marseilles Street. Coastal Development Permit to construct a new 640 SF detached companion unit on a 0.15 acre site. Coastal (non-appealable) overlay zone. Applicant: Audrey Ruland. After a brief presentation and pursuing discussion the PRC recommended approval of one story ADU.

Motion/Second, MK/BH recommend to approve; **VOTE 4-0-1.** KE Recused.

3. **Tonkins ADU CDP**, (Process 2) Project No. 671643, Zone RS-1-7, 4475 Del Monte Avenue. Coastal Development Permit to rebuild an existing detached 400 SF garage and add a new second-story 400 SF companion unit on a 0.18 acre site. Coastal (non-appealable) overlay zone. Applicant: Darren Machulsky. After a brief

presentation and pursuing discussion the PRC recommended approval of 400 SF ADU.

Motion/Second, BH/KE recommend to approve; **VOTE 5-0-0.**

4. **Strommer ADU CDP**, (Process 2) Project No. 676418, Zone RS-1-7, 865 Cordova Street. Coastal Development Permit to construct a new 451 SF ADU above an existing detached garage on a 0.24 acre site. Coastal (non-appealable) overlay zone. Applicant: Micah Winkelstein. After a brief presentation and pursuing discussion the PRC recommended approval of the ADU.

Motion/Second, DD/BH recommend to approve; **VOTE 5-0-0.**

Meeting Adjourned: 4:30

The next Peninsula Community Planning Board meeting will be at 6:00 pm on February 18th, 2021. Next Project Review Committee meeting will be at 3:00 on Thursday, April 8th, 2021. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.