

# **NOTICE OF MEETING**

## **PROJECT REVIEW COMMITTEE**

**of the**

## **PENINSULA COMMUNITY PLANNING BOARD**

**Lawrence Graham, Chair:**

### **PCPB Project Review Committee**

Tuesday, January 6, 2026

6:00 PM - 8:00 PM (PST)

Point Loma/Hervey Library

3701 Voltaire St

San Diego, CA 92107

**Send questions to:** [lawrence.graham1@gmail.com](mailto:lawrence.graham1@gmail.com)

### **AGENDA**

#### **Parliamentary Items – Call to Order**

**A. Approval of the Agenda**

**B. Approval of the Minutes.**

**C. Non-Agenda Public Comments.**

**D. Informational Items.**

**E. Action Items.**

#### **1. PRJ-1120798 - FAMOSA SLOUGH ALLEY SLOPE RESTORATION**

**PROJECT TYPE: SITE DEVELOPMENT PERMIT, PROCESS CIP/PUBLIC  
PROJECT 2**

**PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, PROCESS THREE**

Site Development Permit for minor slope repair and stormwater infrastructure improvements to convey existing, uncontrolled runoff to a series of existing stormwater treatment ponds located near the east end of an existing alley between Mentone Street and Montalvo Street, adjacent to the southwest end of Famosa Slough. Improvements include a new 8 X 9- foot inlet, a new 280-

foot storm drain, 2 new cleanouts, minor slope restoration, and a new retaining wall. The 0.5-acre project site is in the Residential – Multiple Unit (RM-3-7) Base Zone, Coastal Overlay (DEF-CERT) Zone, Multi- Habitat Planning Area (MHPA), within the Peninsula Community Plan and Local Coastal Program area, Council

District 2. This development is within the Coastal Overlay Zone and the application was filed on August 8, 2024.

## **2. PRJ-1124882 PROJECT NAME: 971 AMIFORD**

### **PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, PROCESS 3**

Permit for an addition and remodel of an existing 1,878 square-foot one-story single dwelling unit; to include a 384 square foot addition to the first floor, and 1,385 square-foot second story addition, located at 971 Amiford Drive. The 0.17-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone First Public Roadway within the Peninsula Community Plan Area and Council District 2.

## **3. PRJ-1138103 1018 NOVARA STREET PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, PROCESS TWO**

Process 2 Coastal Development Permit for the demolition of a one-story, 2,032-square-foot single dwelling unit and the construction of a new two-story, 4,535-square-foot single dwelling unit with attached 500- Square-foot garage and an attached 670-squarefoot accessory dwelling unit below a foot covered outdoor living area at 1018 Novara Street. The 0.23-acre site is in the RS-1-7 Base Zone and the Coastal Overlay Zone (Non-Appealable Area) within the Peninsula Community Plan area.

*You may find more information on the PCPB Planning Board Website: Committee Chair: Cliff Graham [Lawrence.graham1@gmail.com](mailto:Lawrence.graham1@gmail.com)*

[www.pcpb.net](http://www.pcpb.net)