

MINUTES OF MEETING
PROJECT REVIEW COMMITTEE
of the
PENINSULA COMMUNITY PLANNING BOARD

Tuesday, March 3, 2026
6:00 PM – 8:00 PM (PST)
Virtual Meeting via Microsoft Teams

ATTENDANCE

Chair: Cliff Graham
Members Present: Andrew Hollingworth, Joe Holasek, Mark Krencik, Dee Brown
Members Absent: Sam Laub (not present for vote – see note below)
Applicant: Claude-Anthony “C.A.” Marengo, Principal
Marengo Morton Architects, Inc. / Marengo Coastal Development, Inc.
7724 Girard Avenue, Second Floor, La Jolla, CA 92037
858-459-3769

PARLIAMENTARY ITEMS

- A. Call to Order:** Chair Cliff Graham called the meeting to order at 6:00 PM.
B. Approval of the Agenda: The agenda was approved as presented.
C. Approval of the Minutes: Minutes from the previous meeting were approved.
D. Non-Agenda Public Comments: None.
E. Informational Items: None.

ACTION ITEMS

1. PRJ-1090692 – 4051 VOLTAIRE STREET

Project Type: Site Development Permit, Process 3

Applicant: Marengo Morton Architects, Inc.

Project Description: A Process 3, Site Development Permit for the construction of a 3-story, 39-unit apartment building with 2 retail spaces (92,833.90 sq. ft.) mixed-use building at 4051 Voltaire St. The 0.7-acre site is in the CC-3-5 base zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Community Plan Implementation Overlay Zone-B, and Coastal Height Limit Overlay Zone within the Peninsula Community Plan area. Council District 2.

Presentation: Claude-Anthony “C.A.” Marengo, Principal of Marengo Morton Architects, Inc., presented the project to the committee. The applicant provided plans and renderings for the proposed mixed-use development.

Committee Discussion: The committee reviewed the proposal and discussed its merits. The project exceeds the City’s zoning standards in several areas: the building height is nearly 9 feet below the coastal height limit, the developer has provided over 60 underground parking spaces, and the lot is zoned for commercial/multi-family use. The proposal is technically compliant with all applicable City requirements.

Comments from members voting in favor:

- Joe Holasek and Mark Krencik were both very complimentary of the design, noting the lot has been ready for redevelopment for 20 years and grading the project an “A+.”
- Chair Graham noted the project is a technically acceptable proposal that meets and exceeds the City’s requirements.

Comments from members voting against:

- Andrew Hollingworth and Dee Brown both cited density as their concern.
- The Chair asked if there was anything the applicant could do to gain a yes vote. Mr. Hollingworth stated no, that density was the issue. No supporting analysis or evidence was provided to substantiate the density concern.

VOTE:

YES (3)	NO (2)
Cliff Graham (Chair) Joe Holasek Mark Krencik	Andrew Hollingworth Dee Brown

Result: The motion to approve the project passed 3–2.

ADJOURNMENT

There being no further business, Chair Graham adjourned the meeting.

Respectfully submitted,

Cliff Graham, Chair

PCPB Project Review Committee

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