

Peninsula Community Planning Board, Project Review Committee - Agenda  
Wed.April/11/07,3115 Loma Riviera Dr. 10:30 am

Tent.PCPB Project Review Committee Mtg.  
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(Applicants pls. call Chair C.Conger at: 665-3210 by first wk./mo. after 1st Assessment sent by City)

1. **4484 Saratoga:** Ghelardi Project in R-S-1-7 Zone re guest quarters. PRC motioned to approve if owner signed agreement for non-rental occupancy of *Guest Qtrs.* to be received by PCPB, signed by owner. (no show for full bd)
2. **1937 Guizot:** Prior violations and non-permitted building. City Code Enforcement Officer Eric Picon present and Ben Casseres presenting new plans. Guest Qtrs? Neighbors in attendance at both PRC and formal meeting concerned wanting Cooperation for benefit of all. (no confirmation)
3. **3371 Valemont,** Liberatore, 2nd sty. *Guest Qtrs.* atop Garage, 722 sf, RM1-7, 6237 sf lot, 146' storage in garage, stairs in garage. Gas, kit. in unit? (Confirmed)
4. **484 San Elijo,** (Allen residence) Pappas, New 2 sty. & det. 4-car garage & *accessory bldg., 2100 sf* on 22,500 sf lot, 6 Bedrom, "24' ht.limit is Required at front setback for corner view corridors; project is over ht. limit, Nichols St. is Front, comments by City. (Lighted tennis cts.?)
5. **819 Rosecrans St.,** Spanninga, 2nd Story Modify/Add, 3017 on 5,387 sf site (tent.confirmation-called 3x)
6. **766 Rosecrans St.,** Totah, 4845 sf Addition to existing on 17,197 sf lot. (not confirmed)
7. ***Guest Qtrs./Companion Units; Resolution on Street Vacations.***

**On April Agenda:** -Council Dist. 2, M.Awbrey: Single vs double pane windows in NTC bldgs

-Presentation by Doug Childress, Executive Pastor Church Operations, Rock Church, 2448 Historic Decatur Road #105 (unconfirmed)

-D.Fraze, Airport Authority Atty., re: 'missing' 26th Noise Monitor (RMT 8) for N.Plumosa Park area of Loma Portal

-P. Baker, L.Lipse, PLA, Pt. Loma Concert support letter.

-Tent. Airport Authority TAG, Info. mtg.

**-Special NBay PAC mtg. Wed.4/11,County Health Center 7:30 am, 'Info.Presentation' on spending \$80 mill.of NorthBay Redevelopment Funding (no Vote taken from NorthBay PAC)**

Future Review:

1. 1944 Plum St., Notice required to be up for 30 days, placed 3/23/07, post-poned til May, must have 'public benefit, ie. MC 125.0941
2. 4343 Osprey St., Furlan, RS-1-4, Demo & New SFR of 7964 sf on 33,378 sf lot.
3. 821 Rosecarns St., Spanninga, Self, New 3,072 sf, 3 br./2.5 ba, SFR over a 3-car residence on a Vacant 3214 sf lot. Floor Area Ratio? (F.A.R.)?? (Hearing 8:30 am, 4/18/07)
4. Nickolodean Hotel, 650 suite-room Theme Hotel (2nd time info) on East side of NTC Channel next to airport, where Airport Parking is now loated.
5. 4367 Orchard, Castelen, 2nd Sty. *Guest Qtrs.* 1 bedroom & craft & arts Rms. atop of existing 470 sf garage, 808 sf, with 396 sf Deck atop additional 2 carports at rear of 7000 sf lot, RM1-7, F.A.R.-3162sf/7000 sf. lot
6. Pt. Loma Townhomes, at former Kettenburg site, R. Wassem available for comment.(4th time for info.)

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**§125.0941 Findings for Public Right of Way Vacation Approval**

*A public right-of-way may be vacated only if the decision maker makes the following findings:*

- (a) There is no present or prospective public use for the *public right of way*, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated;
- (b) The public will benefit from the action through improved use of the land made available by the vacation;
- (c) The vacation does not adversely affect any applicable *land use plan*; and
- (d) The public facility for which the *public right-of-way* was originally acquired will not be detrimentally affected by the vacation.

*(Added 12-9-1997 by O 18421 N.S.; effective 1-1-2000.)*