

PROJECT REVIEW
Peninsula Community Planning Board
3115 Loma Riviera Club House
August 8, 2007

1. Nickelodeon & Marriott International: Applicant Janay Kruger, et al. Project # 116152
7 Story, 650 rooms theme hotel located on 15.74 acres bordered by Boat Channel and Harbor Drive in CC-5-5Zone. Permit to vacate Halsey Road, easement abandonments. Underground parking with reduced set backs, within Peninsula Community Plan. Concerns airport approach impact, environmental, and traffic impact. Recent changes to present
2. 3371 Valemont: Applicant Skip Chaputnic, architect. Project # 113555
Change from process 2 to process 4 with new permit. Asks for variance for second access.
3. 3035 Lawrence St. Apts: Applicant Ricardo Torres: Project # 46540
Process 2, Coastal Development. Historical bldg to be renovated to 2 apts. Demolish other existing buildings to construct free standing triplex all for rent units. RM-3-9, Coastal overlay, coastal ht limit, parking concerns.
4. 3427 Wisteria: MEP Enterprises, Applicant Mike Pannicitti: Project #102727
RS-1-7 Zone, Variance for approval of lot split only for 13,895 sq ft lot to 2 lots, 5009 sq ft and 8,884 respectively. Call Mike for tour of property Cell #247-2114
5. 766 Rosecrans: Mr. Totah, Architect: Fernando Gonzales, Applicant Robert Vacchi Project #122702
Addition of 2,268 second story to an existing 4,384 sq ft. SFR on a 17,197 site. Issues include hit limit FAR – EAS and design issues re bulk & scale, site elevations, set back, Historical report, grading. See recycle issues T.Kempton to reflect pattern of surrounding development.

Future Projects:

1. Fresh and Easy subsidiary of Tesco grocery store at corner of Talbot and Catalina
2. 3456 Wisteria, canyon lots: Applicant Robert Jost Project #81736
3. 2820 Shelter Island Dr. Applicant Lee Hope Project #130118
4. 3558 Wilcox St.: Robin Garland applying for permit to demolish existing building SFR and construct 4,045 sq ft SFR on 6,625 sq ft lot in RS-1-7 Zone within Peninsula Community Plan, coastal overly ht limit, airport influence, parking impact. Project # 128358
5. 4553 Muir Ave, EOS Architectural Firm, OB applicant Jennifer Bolyn vacant 4199 sq ft lot to construct 2,568 2 story house. FAR .75