

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

July 13, 2017

1:30 pm

**Loma Riviera Clubhouse
3115 Loma Riviera Drive, San Diego**

Meeting called to order by chair, Mark Krencik at 1:30pm.

Members present: Julia Quinn, Brad Herrin, Darrold Davis, Shelly Kilbourn and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** None.
- b. **Non Agenda Public Comment:** Loma Riviera Clubhouse will be closed in August. Emerson MW application was approved and appealed by several community members. PCPB airport sub-committee meeting time conflicts with PCPB project review.
- c. **Informational Items:**
- d. **Action Items:**

- 1. Jennings Street CDP**, Project No. 545756, 3424 and 3434 Jennings Street, Zone RS-1-7. Coastal Development Permit for the construction of two single dwellings totaling 4,894 SF on two contiguous lots totaling 0.17 acre. Coastal (non-appealable) Overlay Zone. Applicant: Davin McLaughlin. Several considered neighbors spoke out and expressed issues with the projects on the steep hillside, storm drainage, retaining structures, narrow sub-standard lot size, fire access, legal lots, narrow homes out of character with neighborhood housing, mass, and overall height. The applicant responded to neighborhood issues and the legal lot status. The sub-committee voiced similar concerns to the attending neighbors and reluctantly motioned to forward the project without recommending approval to the board.

Motion/Second DD/BH to recommend forwarding the project application to the board for action. Vote 4-0-0. (SK excused)

- 2. Perry Street Residence CDP & VAR**, (Process 3) Project No. 529457, 2826 Perry Street, Zone RS-1-7. Coastal Development Permit and Variance to demolish an existing single family residence and detached garage and construct a new two-story single family residence with attached garage and deck totaling 5,159 SF on a 0.22 acre site. Coastal (appealable) Overlay Zones. Applicant: Bruce Peeling. After a brief discussion and clarification on proposed rear yard variance, PRC recommended approving the application and forwarded project to board.

Motion/Second MK/BH to approve to the CDP application and proposed rear yard variance. Vote 4-0-0. (SK excused)

Meeting Adjourned: 3:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on July 20th, 2017 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, September 14th, 2017. Please visit and use Facebook page: **"Peninsula Community Planning Board"** or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.