

## PENINSULA COMMUNITY PLANNING BOARD

### *Project Review Committee*

#### *Approved Minutes*

June 14th, 2018

1:30 pm

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

Meeting called to order by chair, Mark Krencik at 1:35pm.

**Members present:** Brad Herrin, Darrold Davis, Jarvis Ross and Mark Krencik.

#### **Parliamentary Items:**

- a. **Approval of Minutes:** None
- b. **Non Agenda Public Comment:**
- c. **Informational Items:** Jeff Cramoline presented the city approach for the restoration and stabilization of the recent cliff collapse along Sunset Cliffs at Ladera.
- d. **Action Items:**

1. **Secondary Dwelling Unit CDP**, (Process 2) Project No. 533359, 4560 Saratoga Avenue, Zone RM-1-1. Coastal Development Permit for the construction of a new 268 SF garage to an existing 616 SF detached garage with a new 992 SF second story residential dwelling unit above garage for a total of 1,260 SF of construction on a 6,250 SF lot. Coastal (non-appealable) Overlay Zone. Applicant: Stosh Thomas. After review of proposed additional dwelling unit over expanded existing garage, project subcommittee members expressed concerns on the calculation of required parking. The applicant indicated the city has approved required number of spaces currently shown on plans. After a brief discussion the subcommittee motioned to approve project.

Motion/Second, BH/MK to recommend approval of the project. Vote 4-0.

2. **Rosecrans CDP**, (Process 2) Project No. 571829, 634 Rosecrans Street, Zone RS-1-7. Coastal Development Permit for the demolition and construction of a new 1,134 SF addition over 596 SF basement and 420 SF attached garage to an existing 1,872 SF residence on an 8,829 sf lot. Coastal (non-appealable) Overlay Zone. Applicant: Jeff Rippee. Several neighbors were in attendance opposed to the project. Mr. McGregor spoke on their behalf. The applicant presented information on city required improvement within the Qualtrough Street ROW. Continued discussions on community character, building height and scale, and public view corridors ensued. After a lengthy discussion on character, height, scale, public/private views, access easement, and ROW improvements the subcommittee motioned to approve and forward project to board for action.

Motion/Second, MK/BH to recommend approval of the project. Vote 3-0-1 (JR).

3. **Matsubara Residence CDP**, (Process 3) Project No. 578098, 516 Tarento Drive, Zone RS-1-7. Coastal Development Permit for the construction of 795 SF addition to existing 1,640 SF residence, convert 432 SF of living area into garage, and 165 SF of new garage for a total of 2,600 SF two story residence on a 7,393 SF lot. Coastal (appealable) Overlay Zone. Applicant: Greg Leginski.

No action taken, applicant not present.

Meeting Adjourned: 3:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on June 21st, 2018 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, July 12th, 2018.

Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at [mkrencik@mkaarchitect.com](mailto:mkrencik@mkaarchitect.com) or 619-300-5016.