

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Approved Minutes

January 10th, 2019

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: Brad Herrin, Joe Holasek, Jarvis Ross, Darrold Davis and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** None
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
- d. **Action Items:**

1. **369 Silvergate Avenue CDP**, (Process 3) Project No. 613284, Zone RS-1-4, 369 Silvergate Ave. Coastal Development Permit for amendment to CDP No. 1775448 to demolish an existing single-family dwelling and construct a new 10,045 SF single-family residence with attached 395 SF companion unit on a 1.09 acre lot. Coastal Overlay (appealable) zone. Applicant: Tom King. After review and discussion of proposed new single family residence and companion unit the subcommittee motioned to approve and supported the non-standard curb/sidewalk installation preserving existing mature trees located in the ROW.

Motion/Second, MK/JH to recommend approval of the project with condition. Vote 5-0.

2. **4386 Newport Ave Residence CDP**, (Process 2) Project No. 607581, Zone RS-1-7, 4386 Newport Avenue. Coastal Development Permit for the addition and remodel of an existing 2-story single family residence, conversion of a detached garage to quest quarters and a new detached carport totaling 4,055 SF on a 0.16 acre lot. Coastal Overlay (non-appealable) zone. Applicant: Sergio Salinas. After lengthy review of proposed remodel and concerns raised by neighbors in attendance, the subcommittee had several unanswered questions. The actual size of the proposed residence, the required parking, the building's height (vent stack) and the overall character & massing of the proposed residence out of scale with the existing neighborhood. The subcommittee requested the applicant return to sub-committee with answers and/or additional graphic to address community concerns.

No Vote.

3. **Sorrento House CDP**, (Process 2) Project No. 612516, Zone RS-1-7, 1045 Sorrento Drive. Coastal Development Permit for a remodel and second story addition of an

existing one-story single family residence with roof deck totaling 4,865 SF on a 0.55 acre lot. Coastal (non-appealable) and Coastal Height Limitation Overlay zones. Applicant: Bradley Schnell. After a review and lengthy discussion regarding overall building height, historic review, previously on-site unpermitted living space and proposed exterior materials the subcommittee motioned to approve CDP.

Motion/Second, BH/DD to recommend approval of the project. Vote 4-0-1 (JR).

- 4. Ingelow Street Commercial Addition SDP/NDP**, (Process 3), Project No. 619447, Zone CC-4-2, 2934 Ingelow Street. Site Development Permit and Neighborhood Development Permit to construct a 1,424 SF first story addition to an existing 4,941 SF commercial building and to add tandem parking on a 0.11 acre site. Coastal (non-appealable) and Implementation Zone B Overlay zones. Applicant: Lee Hope. After review and a lengthy discussion addressing proposed tandem parking layout, transit priority overlay, and building aesthetics, the subcommittee motioned to approve and forward project to board for action contingent upon city approval of proposed tandem parking configuration.

Motion/Second, BH/JH to recommend approval of the project. Vote 3-2.

- 5. Slaten Companion Unit CDP**, (Process 2), Project No. 617290, Zone RS-1-7, 2040 Venice Street. Coastal Development Permit for construction of a new 2-story, 760 SF companion unit on a 0.16 acre lot. Coastal (non-appealable) and Coastal Height Limitation Overlay zones. Applicant: Lee Hope. After brief discussion the subcommittee recommended approval of companion unit.

Motion/Second, DD/BH to recommend approval of the project. Vote 5-0.

Meeting Adjourned: 3:15

The next Peninsula Community Planning Board meeting will be at 6:30 pm on January, 18th, 2019 at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, February 14th, 2019. Please visit and use Facebook page: "**Peninsula Community Planning Board**" or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.