

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

April 8th, 2021

3:00 pm

Zoom meeting called to order by chair, Mark Krencik at 3:00pm.

You may find more information on our planning board website: www.pcpb.net

Members present: Korla Eaquinta, Brad Herrin, Robert Jackson, Joe Holasek and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** February 2021
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**

d. Action Items:

1. **952 Rosecrans Street.** Potential historic resource. Eliza Jennings Smith and Ingrid Croce c.1913 house to be potentially significant as an early historical and important architectural element of La Playa. Possible letter of support. Owner: Kyle Kutzke. After a presentation from owner and lengthy discussion, the sub-committee recommended tabling action item until May meeting.

No Vote.

2. **Harris Companion Unit CDP (Process 2)** Project No. 663738, Zone RS-1-7, 4226 Coronado Avenue. Coastal Development Permit to construct a 1,200 SF companion unit and decks above an existing detached 528 SF garage on a 0.14 acre site with an existing 1,378 SF single family residence. Coastal (non-appealable) overlay zone. Applicant: Danny Lam. Second Review. At the request of the chair, action item #2 was removed from the agenda.

No Vote.

3. **Gallagher ADU CDP, (Process 2)** Project No. 681336, Zone RS-1-7, 4376 Saratoga Avenue. Coastal Development Permit for demolition of existing garage and to construct a two-story 1,404 SF companion unit with two decks and attached two-car garage on a 0.16 acre site with an existing single dwelling unit to remain. Coastal (non-appealable), Coastal Height Limit, and Parking Impact overlay zones. Applicant: Lee Hope. Following a brief presentation by applicant and pursuing discussion the PRC recommended approval of two-story ADU and garage. The proposed overall structural height, site FAR, parking requirements, and building setback were all found consistent with current regulations.

Motion/Second, MK/BH recommend to approve; **VOTE 5-0-0.**

Meeting Adjourned: 4:30

The next Peninsula Community Planning Board meeting will be at 6:00 pm on April 15th, 2021. Next Project Review Committee meeting will be at 3:00 on Thursday, May 13th, 2021. Please visit and use Facebook page: **"Peninsula Community Planning Board"** or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.