

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

September 10, 2015

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: Paul Webb, Jarvis Ross, Pete Nystrom, Jay Shumaker, Darrold Davis, and Mark Krencik.

Parliamentary Items:

- a. **Non Agenda Public Comment:** Chair reported correction to agenda, Action Items#9 has been removed from today's agenda.
- b. **Approval of Minutes:** No action.
- c. **Informational Items:** None.
- d. **Action Items:**

1. **Del Monte Home CDP**, Project No: 419617, 4546 Del Monte Avenue, Zone RS-1-7. Coastal Development Permit (Process 2) to construct a 3,087 SF two-story single family residence with detached garage on a 0.12 acre vacant lot. Coastal Overlay (Non-appealable), Coastal Height Limitation and Parking Impact Overlay zones. Applicant: Edward Welby. The applicant bought the land several years ago with an approved CDP. Unfortunately the original CDP expired. The applicant has resubmitted for a new CDP and has made no changes to the originally approved design. The original CDP was approved by PCPB on 11/17/2011. After a brief discussion the PRC recommended approval of the project.

Motion/Second JS/PN to approve. Vote 5-0.

2. **Upshur CDP PM**, Project No: 403632, 2927 Upshur St., Zone RM-3-9. Coastal Development Permit and Lot Consolidation (Process 2) to consolidate two lots, demolish an existing SFR and construct four apartment residences totaling 10,715 SF on a 5,000 SF lot. Coastal (non-appealable) overlay zones. Applicant: Elizabeth Carmichael. PRC expressed concerns over the determination of building height and requested a clear delineation of Prop D be added to the plans. PRC expressed concern over the number of "potential" bedrooms. After a lengthy discussion the PRC recommended no motion for this item and requested the applicant return to next month's PRC.

No Motion.

3. **Voltaire Apartments SDP**, Project No: 409950, 3626 1/3 Voltaire St., Zone RM-2-5. SDP and NDP (for parking) to construct 12 apartment residential units totaling 22,978 SF on a 0.47 acre site. Coastal Height Limitation Overlay zone. Affordable

Expedite Bldg. Program. Applicant: Vesna Mrakovic. The PRC raised concerns over the proposed tandem garage parking, potential traffic congestion at the drive to Voltaire, and the proposed number of units (density) of the overall project. After discussion the PRC recommended approval of project.

Motion/Second PW/DD to approve. Vote 4-1.

4. **Jarvis & Scott CDP/SDP**, Project No: 429363, 2902-2912 Jarvis St., Zone RM-3-7. Coastal Development Permit and Site Development Permit (Process 3) to demolish eight apartment units and construct twelve 3-story apartment units totaling 22,564 SF on a 0.361 acre site. Coastal (Non-appealable) Overlay zone. Applicant Joseph Holasek. After discussion the PRC recommended approval for the project.

Motion/Second JS/PN. Vote 5-0.

5. **Keats Townhomes MW**, Project No: 434210, 3125-3131 Keats St., Zone RM-3-7. Map Waiver (Process 3) to waive the requirements for a Tentative Map for the creation of four residential condominium units (under construction) totaling 5,761 SF and to waive the requirements to underground existing utilities. Applicant: Justin Brennan. After discussion the PRC recommended approval of MW and to waive the requirement to underground existing utilities at this time.

Motion/Second JS/PW. Vote 5-0.

6. **PM Invest TM**, Project No: 416775, 4592 Santa Monica Ave., Zone RM-1-1. Tentative Map and Coastal Development Permit for the conversion of two existing residential units to condominiums. Coastal (non-appealable) overlay zone. Applicant: Eric Myrmel. After discussion the PRC recommended approval of TM.

Motion/Second JS/JR. Vote 4-0. PN absent.

7. **Monarch at Barnard TM Parcel 1**, Project No: 419664, 2930 Barnard St., Zone RM-1-1. Tentative Map (Process 3) for the creation of 176 residential condominium units (under construction). Applicant: Janay Kruger. After discussion the PRC recommended to table vote until applicant has received traffic study for the project.

Motion/Second DD/PW. Vote 3-1. PN absent.

8. **Monarch at Barnard TM Parcel 2**, Project No: 419673, 3901-3907 Chapman St., Zone RM-1-1. Tentative Map (Process 3) for the creation of four residential condominium units (under construction). Applicant: Janay Kruger. After discussion the PRC recommended to table vote until applicant has received traffic study for the project.

Motion/Second DD/PW. Vote 3-1. PN absent.

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on September 17, 2015, at the Point Loma Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on Thursday, October 8, 2015.

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