

NOTICE OF MEETING

PROJECT REVIEW COMMITTEE of the PENINSULA COMMUNITY PLANNING BOARD

Date/Time: September 12th, 2024
6:00 – 7:30 PM
Online Meeting

<https://us06web.zoom.us/j/85739350654?pwd=aBz4DAXCIQWS0C4X10AXo00r3fPcMz.1>

Send questions to: elaw.pcpb@gmail.com

AGENDA

Parliamentary Items – Call to Order

- A. Approval of the Agenda
- B. Approval of the Minutes.
- C. Non-Agenda Public Comments.
- D. Informational Items.

1. 4591 Pescadero (3-story ADU): The applicant is going to withdraw their current application and reapply as a ministerial project.
2. 1004 Rosecrans (ex-SDCCU, 52 apt development): The applicant is considering presenting their planned development to the board (and community) as an information item.
3. 4051 Voltaire (aka Karen's Consignment): They proposed plan is going through an extensive revision and resubmittal, delaying the project.
4. Current trend in seeking designation as an infill project to obtain a CEQA project review waiver.

E. Action Items.

1. **PRJ-1105619 741 Sunset Cliffs Blvd** - Process 3 Coastal Development Permit to construct a new two-story 2,339 square-foot single dwelling unit with detached 960 square-foot garage on a vacant lot located at 741 Sunset Cliffs Boulevard. The 0.25-acre site is in the RS-1-7 Base Zone and Coastal Overlay Zone (Appealable Area) within the Peninsula Community Plan Area. The development is within Coastal Overlay Zone. (Chris Nirschl)
2. **PRJ-1117943 4354 Bermuda Circle** - Coastal Development Permit (CDP) to demolish an existing 1,349-square-foot single dwelling unit with a 409-square-foot detached garage and the construction of a 4,721-square-foot one-story single dwelling unit with

covered roof deck, and associated site improvements located at 4354 Bermuda Circle. The 0.29-acre site is in the RS-1-7 Zone, Coastal (Non-Appealable) Overlay Zone within the Peninsula Community Plan Area. (Matt Wells)

3. **PRJ-1111391 376 Silver Gate Ave** – Proposed administrative correction to project approval recommendation. The project was recommended for approval by the Project Review Committee in April 2024, but there was a discrepancy between the project description on the agenda and on the documents submitted to the City. The City requests the PCPB reconfirm its recommendation.

The proposed work consists of a one-story addition and remodel of the existing single-story, single-family residence, convert the existing garage to living space for the main house, the addition of a new 2 car garage, and a new 472 square foot ADU. The scope of work on the plans says ADU, but the description in the agenda item says JADU. The plans comply with all the regulations for both a JADU and an ADU.

*You may find more information on the PCPB Planning Board Website: www.pcpb.net.
Committee Chair: Eric Law elaw.pcpb@gmail.com*