

**PROJECT REVIEW COMMITTEE
of the
PENINSULA COMMUNITY PLANNING BOARD**

**MINUTES
January 9th, 2025**

Zoom Meeting called to order at 6:03 PM by committee chair, Eric Law

Members Present: Korla Eaquina, Eric Law, Joe Holasek, Sam Laub, Andrew Hollingworth

Members Absent: Will Hooper, Mark Krencik.

AGENDA

Parliamentary Items – Call to Order

A. Approval of the Agenda

Sam Laub moved to approve the agenda. Korla Eaquina seconded the motion. Approved 5-0.

B. Approval of the Minutes.

Sam Laub moved to approve the minutes. Korla Eaquina seconded the motion. Approved 5-0.

C. Non-Agenda Public Comments.

D. Informational Items.

1. 1004 Rosecrans St Update (Eric Law) - Eric Law presented a draft letter opposing the development of 1004 Rosecrans as a 56-unit apartment building as inconsistent with the community, existing adjacent structures, zoning, and safety. Action was deferred to the full board as the item was not agendized as a committee action item.
2. 4591 Pescadero Avenue – project is being resubmitted as ministerial by the applicant after reducing the ADU apartments by one and adding an ADU to the main dwelling unit.

E. Action Items.

1. **PRJ-1118355 956 Cordova St** - Coastal Development Permit to demolish the existing 1,095 square-foot one-story single-dwelling unit to construct a 5,660 square-foot two-story single-dwelling unit. The new two-story unit, located at 956 Cordova Street, would include a 1,310 square-foot attached below-grade garage and a 592 square-foot roof deck. The 0.18-acre site is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone,

Parking Impact Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2. (Christopher Bernhardt/Christian Rice)

Sam Laub moved to recommend the approval of the project. Korla Eaquina seconded the motion. Approved 5-0.

2. **PRJ-1106527 727 Stafford Place** - Coastal Development Permit to demolish an existing single dwelling unit and construct a new one-story, 3,116 square-foot single dwelling unit with 531 square-foot attached garage and associated site improvements at 727 Stafford Place. The 0.32-acre site is in the RS-1-7 Zone and Coastal Overlay Zone (Appealable Area) within the Peninsula Community Plan area. (Keoni Rosa)

Sam Laub moved to recommend the approval of the project. Korla Eaquina seconded the motion. Approved 5-0.

The meeting was adjourned at 7:38 PM.