

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

**MINUTES
February 11th, 2025**

Zoom Meeting called to order at 6:04 PM by committee chair, Eric Law

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

Members Absent: Will Hooper.

AGENDA

Parliamentary Items – Call to Order

A. Approval of the Agenda

Mark Krencik made a motion to remove action item number 3 as inconsistent with the mission of the committee. After debate, the motion carried 4-2.

Sam Laub moved to approve the agenda as amended. Korla Eaquina seconded the motion. Approved 5-1.

B. Approval of the Minutes.

Sam Laub moved to approve the minutes. Korla Eaquina seconded the motion. Approved 5-0 (Mark Krencik abstained due to absence).

C. Non-Agenda Public Comments.

Korla Eaquina noted there will be a Wildfire preparedness meeting at the PB Library.

D. Informational Items.

1. 1901 and 1933 Chatsworth ADU Apartment building projects
2. 1004 Rosecrans Update.

E. Action Items.

1. **PRJ-10670393276 Rosecrans St** - Renew/replace AT&T cellular infrastructure on at 3276 Rosecrans Dt. (Christina Thomas)

Andrew Hollingworth moved to recommend the approval of the project. Sam Laub seconded the motion. Approved 6-0.

2. **PRJ-1127900 310 San Fernando St** - Process 3 Coastal Development Permit for 2,918 square feet demolition of the existing two-story single dwelling unit at 310 San Fernando Street. The 0.69-acre site is in the RS-1-4 Base Zone, Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area. Council District 2. (Patrick Mcinerney)

After presentation by neighbors as to historicity of the property, 12 letters of protest, and considerable discussion as to whether the application was legal as there was no plan offered to replace the dwelling unit, the applicant withdrew. Note that there is an open and unadjudicated application for a map change to subdivide the property into three parcels as well. There is also an application to the HRB for historical designation of the property to be heard 27 February.

Sam Laub made a motion that the committee be on the record that this project should not be reconsidered until resolution of (1) the SD Municipal Code defect (no replacement dwelling planned) and (2) HRB historical resource designation. Andrew Hollingworth seconded the motion. The motion carried unanimously, 6-0.

- ~~3. **Letter Objecting to Abuse of ADU Density Bonus Ordinance.** Consider a letter to the City Council and Mayor objecting to the abuse of the bonus ADU program to build ADU apartment buildings and recommend that the Municipal Code be revised to curtail further abuse.~~

Item removed from the agenda.

The meeting was adjourned at 7:49 PM.