

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

**DRAFT MINUTES**

**Date/Time: 21 May 2025  
Point Loma Hervey Library, 3701 Voltaire St, San Diego, CA 92107**

**Meeting called to order at 6:01 PM, and closed at 7:16 PM by  
Project Review Chair, Cliff Graham**

**Members Present:** Cliff Graham, Joe Holasek, Sam Laub, Christine Smith

**Parliamentary Items – Call to Order**

- A. Approval of the Agenda**
- B. Approval of Minutes for Previous Meetings. 10 April 2025 (Approved 3-0-1)**
- C. Non-Agenda Public Comments.**
- D. Informational Items.**
- E. Action Items.**

1. **4575 Bermuda Ave. PRJ-1116462 – PENINSULA (Process 2) Coastal Development**

Coastal Development Permit pursuant to San Diego Municipal Code 126.0704 for the demolition of (2) existing one-story detached single dwelling units and a (1) one-story guest house to construct (3) detached 2,625 square-foot three-story single dwelling units, each with a detached 1,305 square-foot accessory dwelling unit over a car carport, located at 4575 and 4577 Bermuda Avenue. The 0.24-acre site is located within RM-1-1 Base Zone, the Coastal (Non-Appealable) Overlay Zone within the Peninsula Community Plan Area. The application was filed on July 30, 2024.

Applicant: Greg Goertzen

Concerns were raised by Christine Smith that the floor area for the single family unit plus the accessory dwelling units exceeds the underlying base zone FAR for the parcel and that the side yard envelope calculations were not clear in the provided materials. Joe Holasek requested review of the calculations for the structure heights since the proposed structures are on sloped parcels.

**Project Continued until Future Meeting. (4-0)** Committee requested that the applicant return with project plans for all three parcels and the application detailing allowable height calculations, floor area/FARs, and applicable envelope setbacks (front and side yard).

**2. 1161 Sunset Cliffs Blvd. PRJ-1130694 - Coastal Development Permit, Process Three (3)**

Proposed remodel and 1,995 square foot first and second story addition to an existing 1,743 square feet one-story single dwelling unit. Additionally proposed is a new 1,170 square foot garage structure with 1,131 square foot second story accessory dwelling unit. The site is located at 1161 Sunset Cliffs Boulevard. The 0.36-acre site is in the RS-1-7 (Residential Single Dwelling Unit) Base Zone, Coastal (Appealable) Overlay Zone and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Land. Use Plan Area. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on March 19, 2025.

Applicant: Judy Healy

**Project Approved (4-0)**

**3. PRJ-1127900 310 San Fernando St. - PENINSULA (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. This development is within Coastal Overlay zone (Appealable) and the application was filed on December 13, 2024.**

Applicant: Patrick McInerney

**Project Continued until Future Meeting. (4-0)** Committee members requested additional time to review materials and time to visit the site.

**F. Miscellaneous**

The June Project Review Committee is scheduled for Wednesday, 04Jun2025 and future meetings starting in July 2025 will be on the 2<sup>nd</sup> Wednesday of each month.