



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 19, 2017 REPORT NO. HO-17-028

HEARING DATE: April 26, 2017

SUBJECT: 2920 PERRY STREET. Process Three Decision

PROJECT NUMBER: [467780](#)

OWNER/APPLICANT: Karsan LLC, Owner and Jared Basler, Basis Studio, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the addition and remodel of an existing single-family residence located at 2920 Perry Street within the Peninsula Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 1645875.

Community Planning Group Recommendation: On July 21, 2016, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301(e)(1), Existing Facilities and 15303, New Construction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 25, 2017 and the opportunity to appeal that determination ended February 8, 2017.

BACKGROUND

The existing single-family residence is located at 2920 Perry Street between Rosecrans Avenue and San Antonio, within the Peninsula Community Plan area, which designates the site for very low residential development at a density of 1 to 4 dwelling units per acre. The site is zoned RS-1-7 which permits one dwelling unit per lot. The proposed addition and remodel is consistent with the Community Plan and the Municipal Code. The site is also located in the Coastal (Appealable) Overlay Zone and within the first public roadway, Parking Impact Overlay Zone (Coastal Impact Area), FAA Part 77 Notification Area for Lindbergh Field/North Island NAS, and the Airport Influence Area 2.

DISCUSSION

Project Description: The project proposes an addition and remodel to the existing single-family residence. The addition will include a second story, two and a half bathrooms, one bedroom, living room, a main level deck, a rooftop deck and front porch. The kitchen, bathroom, existing bedrooms and laundry room will be remodeled. The project requires a Coastal Development Permit (CDP) for development within the Coastal Overlay Zone.

The proposed 1,524-square-foot addition of living area to the existing 1,614-square-foot dwelling unit, combined with an existing 760-square-foot garage, will result in a total gross floor area of 3,898 square-feet for the project site, which translates to a Floor Area Ratio (FAR) of 0.51, where 0.57 FAR (equivalent to 4,275 square-feet) is allowed. The second story addition is to the rear of the southwest portion of the existing residence. Construction of the deck will be on the eastern side of the existing residence and access to the deck will be through an exterior spiral staircase. The proposed roof will match the existing light grey shingle roof. The modern design of the building will utilize glass, and stucco elements and exterior finishes include a light tan stucco with flagstone. The project is consistent in design, height, and bulk and scale with other residential units in the area.

Measuring 23.9 feet at the highest point of the structure, the project is below the maximum 30-foot height limit of the RS-1-7 zone. The project complies with all other applicable regulations in regards to lot coverage, setbacks and design standards of the San Diego Municipal Code and no deviations are required.

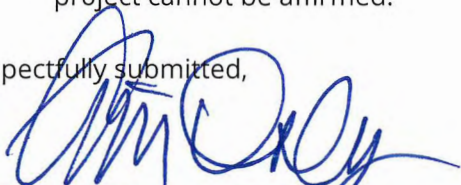
Conclusion

Staff has reviewed the Project and all of the issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1645875 with modifications.
2. Deny Coastal Development Permit No. 1645875, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

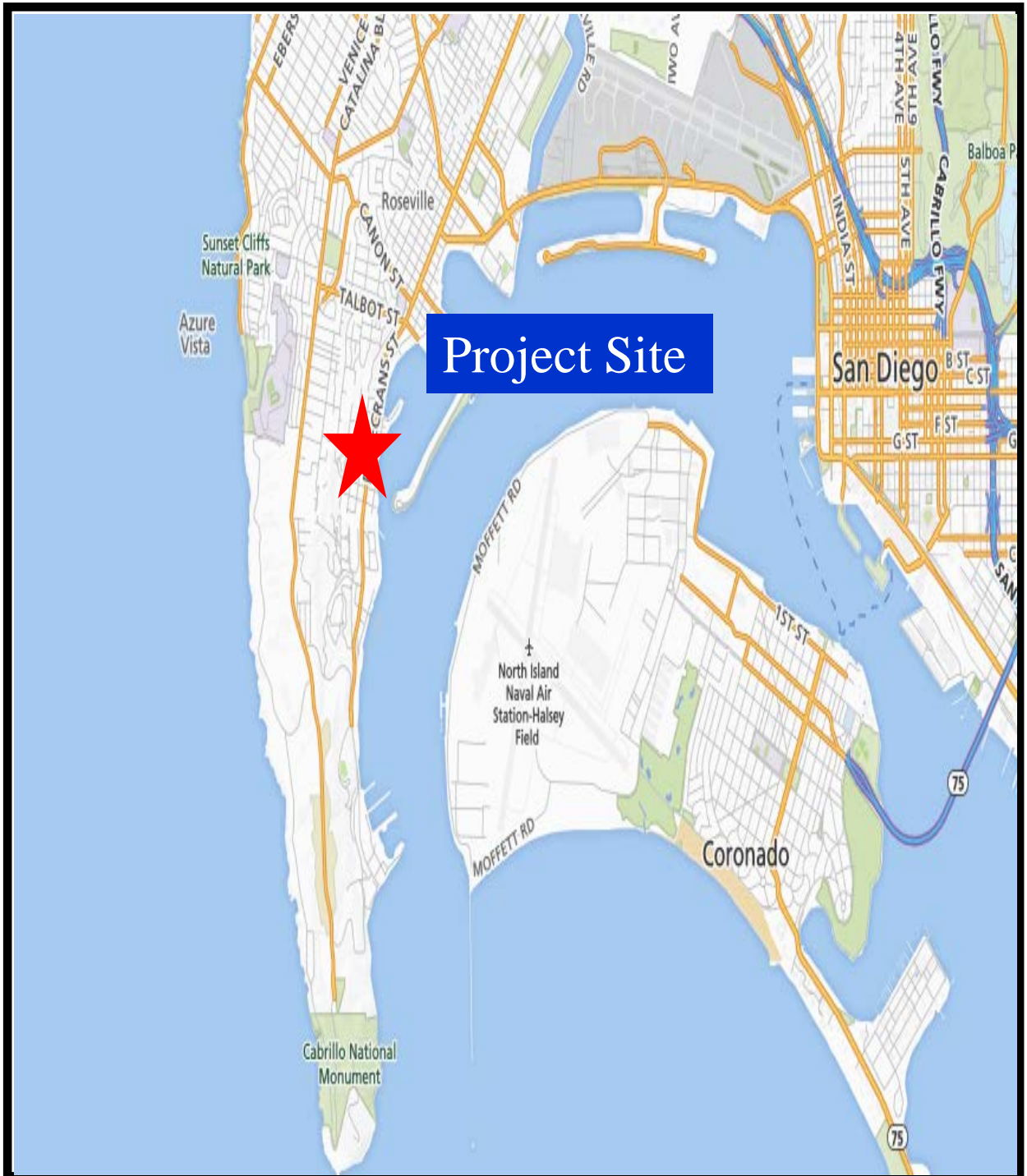


Tim Daly, Development Project Manager

Attachments:

1. Project Location Map

2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans (Separately to Hearing Officer)

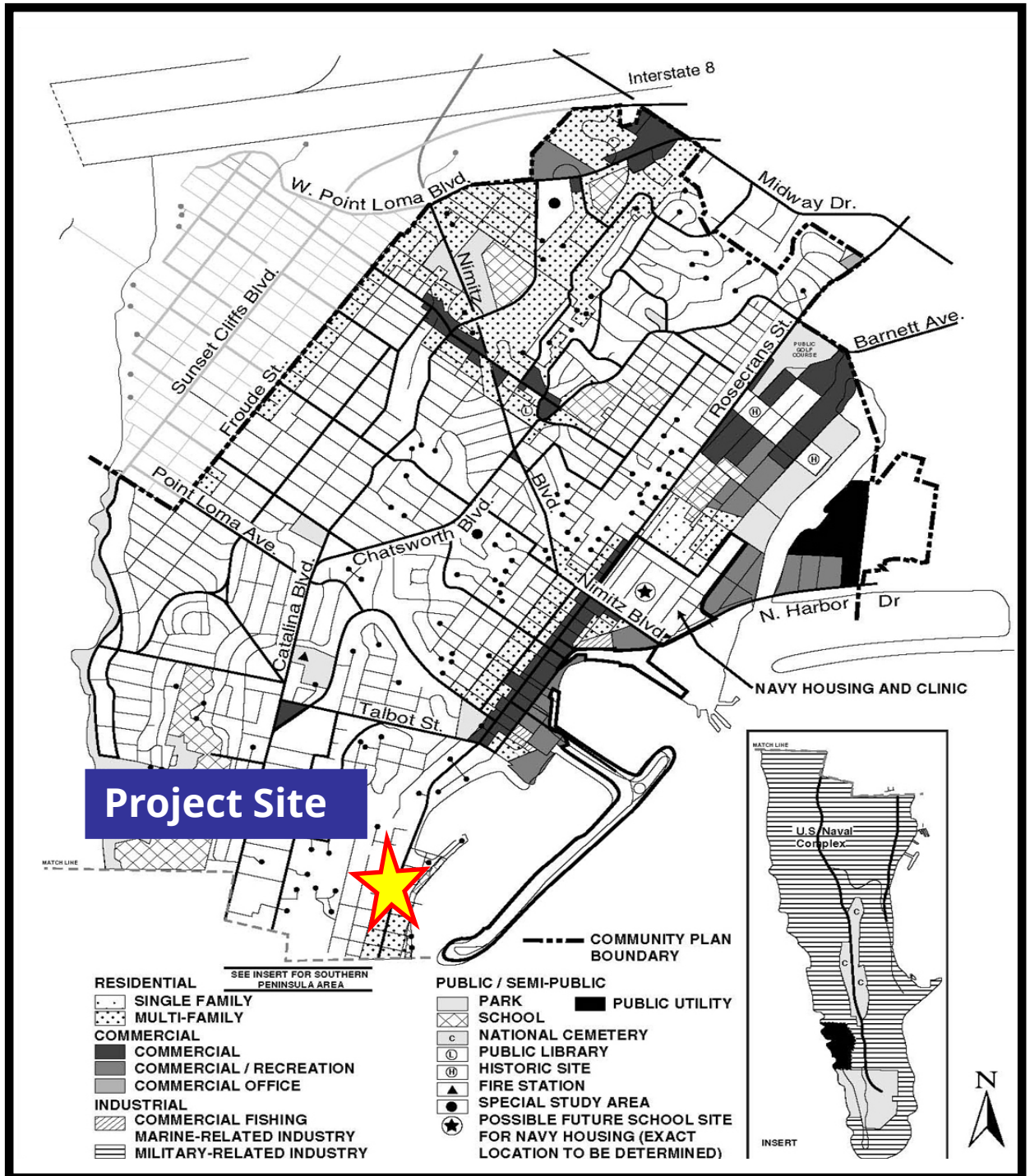


Project Location

2920 Perry Street, Project No. 467780
2920 Perry Street, San Diego CA 92106

North





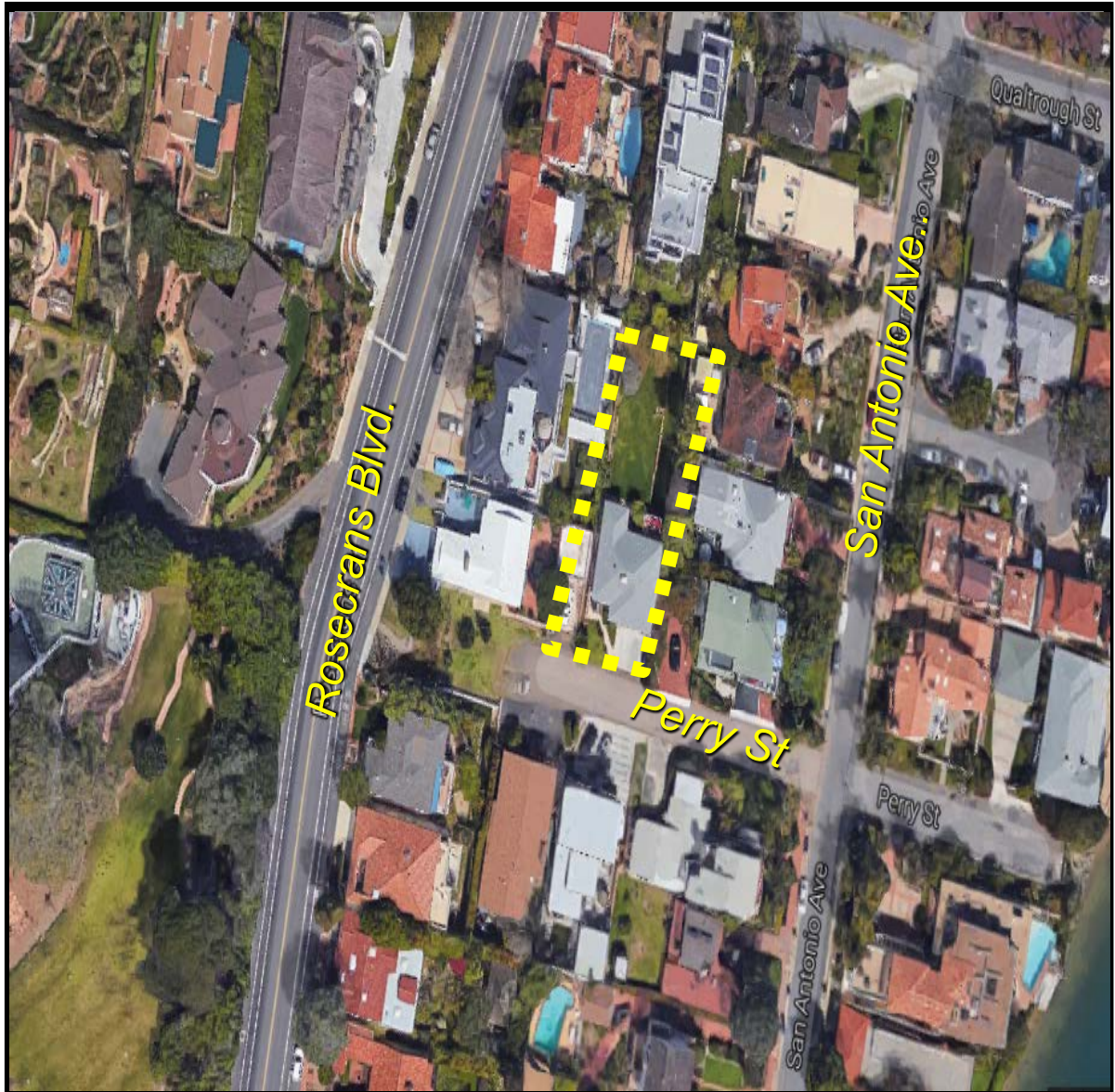
Project Site

Peninsula Plan Land Use Map

2920 Perry Street, Project No. 467780
2920 Perry Street, San Diego CA 92106

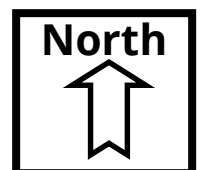
North





Aerial Photo

2920 Perry Street, Project No. 467780
2920 Perry Street, San Diego CA 92106



HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1645875
2920 PERRY STREET CDP PROJECT NO. 467780

WHEREAS, KARSAN LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for additions and a remodel to an existing single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1645875), on portions of a 0.17-acre site; and

WHEREAS, the project site is located at 2920 Perry Street in the RS-1-7 zone and the Coastal (Appealable) within the first public roadway, and Parking Impact (Coastal Impact Area) Overlay Zones, within the Peninsula Community Plan area; and

WHEREAS, the project site is legally described as all of the westerly 50 feet of Lot 4 in Block 30 of Beach Lots of San Diego, Map No. 30; and

WHEREAS, on April 26, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1645875 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on January 25, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301(I)(1) (Existing Facilities) and Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 26, 2017.

FINDINGS:

Finding for all Coastal Development Permits – 126.0708

(1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The Peninsula Community Plan and Local Coastal Program does not identify an existing or proposed public accessway adjacent or across the site, nor a view corridor or view shed on or adjacent to the site. The site is located approximately 400 feet west of the San Diego Bay. The project is designed to observe setbacks and height limitations of the Local Coastal Program Land Use Plan. Therefore, the

project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified within the Peninsula Community Plan and Local Coastal Program Land Use Plan.

(2) The proposed coastal development will not adversely affect environmentally sensitive lands.

The site does not contain any type of environmental sensitive lands as defined in San Diego Municipal Code Section 113.0103. The City of San Diego has conducted an environmental review pursuant to the California Environmental Quality Act (CEQA) guidelines. The project meets the criteria set forth in CEQA Section 15301(e)(1) (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and 15303 (New Construction), which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use. Therefore, the development will not adversely affect environmentally sensitive lands.

(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The Peninsula Community Plan and Local Coastal Program designates the site for residential use at a very low density range of 1-4 dwelling units per acre (du/ac) and the project to remodel and provide an addition to the existing single dwelling unit is consistent with this density range and land use designation. The project site is within the RS-1-7 zone which allows one dwelling per lot. The project conforms to the San Diego Municipal Code development regulations including, but not limited to, height, setbacks, and floor area ratio, and no deviations or variances are required for project implementation. Therefore, the development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

(4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located between the nearest public road and San Diego Bay shoreline, approximately 400 feet west, on Rosecrans and San Antonio Streets to the west and east and Qualtrough Street to the north. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act as the site does not contain a physical public access way and is not within an ocean-front public recreation area. The project does not propose to encroach into any public access way and all improvements and additions will be constructed on site. The project is a private development on privately owned land. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1645875 is hereby GRANTED by the Hearing Officer to the

ATTACHMENT 4

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1645875, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: April 26, 2017

IO#: 24006708

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1645875
2920 PERRY STREET CDP PROJECT NO. 467780
HEARING OFFICER

This Coastal Development Permit No. 1645875 is granted by the Hearing Officer of the City of San Diego to KARSAN LLC, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.17-acre site is located at 2920 Perry Street in the RS-1-7 zone and the Coastal (Appealable) in the first public roadway, and Parking Impact (Coastal Impact Area) Overlay Zones, within the Peninsula Community Plan area. The project site is legally described as all of the westerly 50 feet of Lot 4 in Block 30 of Beach Lots of San Diego, Map No. 30.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for an addition and remodel to an existing single family home described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] April 26, 2017, on file in the Development Services Department.

The project shall include:

- a. A existing single family home with a 1,524-square-foot ground floor addition, 1,188-square-foot second-story addition, and existing 760-square-foot garage for a new total gross floor area of approximately 3,898 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 10, 2020.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

12. The Owner/Permittee shall comply with "The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A". Prior to issuance of any construction permit, all CAP strategies shall be noted with the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements.

13. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction on the Development Services Department.

ENGINEERING REQUIREMENTS:

14. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 26, 2017 by Resolution XXXXXXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: CDP No. 1645875
Date of Approval: April 26, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Karsan LLC,
Owner/Permittee

By _____
Russell A. Strom
President

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION*(Check one or both)*

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: **467780**Project Title: **2920 Perry Street**

Project Location-Specific: 2920 Perry Street, San Diego, California 92106

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT is being requested for a 1,524 square-foot addition to an existing 1,614 square-foot single-dwelling unit including 412 square-feet to the first level, 1,112 square-feet to the second level, and a 802 square-foot roof deck. The approximate 0.172 acre project site is located at 2920 Perry Street. The parcel is designated single family residential and zoned RS-1-7 within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. Additionally, the project site is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (appealable area), Parking Impact Overlay Zone (Coastal Impact Area), FAA Part 77 Noticing Area (Lindbergh Field and North Island NAS), Airport Influence Area- Review Area 2, and First Public Roadway. (Legal Description: All of Westerly 50 feet of Lot 4 in block 30 of beach lots of San Diego Map No. 35)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Edward Korkuch
 12 Stratford Circle Road
 Medford, NJ 08055
 (609) 953-7701

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15301 (Existing Facilities) and 15303 (New Construction)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301(l) (1) (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and in urbanized areas, up to three single-family residences may be demolished under this exemption. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

ATTACHMENT 6


Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


Signature/Title

Sr. Planner

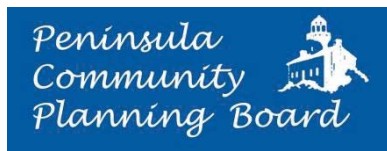
February 9, 2017

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



MINUTES

Meeting Date: July 21, 2016

The regularly scheduled meeting of the Peninsula Community Planning Board was held on July 21, 2016, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92101.

Call to order by Chair Linney at 6:35 PM with all Board members present, excepting R. Goldyn, L. Miller, and D. Sevrens. Members voting as indicated.

1. Approval of Agenda. M/Quinn, S/Lohla to approve agenda.
Approved: 11-0-0 (Chair not voting)

2. Approval of Minutes. M/Quinn, S/Lohla to approve minutes of the May 19, 2016, meeting, as presented.
Approved 8-0-3 (Abstentions: P. Clark, B. Coons, M. Krechnik – not present at May meeting). (Chair Not Voting)

3. Secretary's Report. No report.

4. Treasurer's Report. Treasurer Patricia Clark reported a bank account balance of \$396.09, including the final \$158.34 installment of the City of San Diego support stipend and payment of \$280.00 to Internet Service Pros to bring the account current.

5. Chair's Report. Chair Linney reported on the closure of the San Diego International Airport Terminal 2 parking lot for construction of the new Terminal 2 parking structure.

Non-Agenda Public Comment

Jarvis Ross	Read letter from Marian DeAngelo; Reported Goeff Page's willingness to be involved in height limit issues; Technical Bulletin
Korla Eaquinta	Maintenance of Cabrillo Pocket Parks (North & South); Summer Concert Series; Summer Movies
Nancy Caine	Commented on Airport Authority meeting at which PCPB was represented by Jerry Lohla
Michael Winn	Prop D 30-foot height
Jim Gilhooly	Miramar Fuel Pipeline replacement using pipe manufactured in Korea and not code inspected
Goeff Page	Prop D 30-foot height limit
John Santos	Prop D 30-foot height limit; Manipulation of grade

Government Reports

1. Council District 2. Conrad Wear, Council Representative – A Point Loma resident is now a member of the Airport Noise Advisory Committee; Hi-Tech traffic signalization management is coming soon to Rosecrans St.

New/Old Business

1. Point Loma Association. Clark Anthony Burlingame, newly installed PLA President, spoke regarding PLA's updated website at www.pointloma.org and other matters.

Information Items

1. Keeping San Diego Moving Forward (SANDAG). Ashley Osterhout provided information about the measure on November's ballot seeking voter approval of a tax increase to fund various SANDAG-identified projects.
2. Catalina Emergency Pipeline Update. Veronica Prado discussed an emergency pipeline repair project on the northern end of Catalina Boulevard required due to recent pipeline failures. She can be contacted at engineering@sanidiego.gov.
3. Meeting Schedule. Chair Linney sought consensus to cancel the August regularly scheduled Board meeting. Consensus was obtained and the meeting was cancelled.
4. Proposed Changes to Peninsula Community Plan. M. Krencik reported on some pending changes that could affect the Peninsula community. The City is considering a proposal to modify the height limit in the RM-3-7 zone to 30 feet (down from 40 feet) applicable to projects in the Peninsula Community Planning Area.

Action Items

1. Draft Letter to Mayor's Office Regarding 30ft Height. J. Lohla presented a draft letter addressed to Mayor Faulconer regarding the project at 3144 Emerson Street, the application of the Coastal Height Limitation Overlay Zone and proposed revisions to the RM-3-7 zone to reduce allowed heights to 30-feet in the Peninsula Community Planning Area. Revisions and edits to the letter were proposed.

M/Lohla, S/Nystrom to send the letter as revised.

Approved 11-0. (Chair Not Voting)

Peninsula Community Planning Board
Meeting Minutes
July 21, 2016
Page 3

2. Voltaire Street Bridge Letter to City. Linda Weber presented a discussion about the possible design of the refitted Voltaire Street bridge crossing Nimitz Boulevard.

M/Quinn, S/Clark to continue item to Sept. 2016 PCPB meeting so item can be presented to PCPB Project Review Subcommittee for recommendation.

Approved 11-0-0 (Chair Not Voting)

3. Sprint PLNU Rohr CUP, Project No. 428923, Zone RS-1-7.

M/Quinn, S/ Clark, to approve.

Approved 11-0-0 (Chair Not Voting)

4. Dahlin Residence CDP, Project No, 482858, Zone RS-1-7.

M/ Quinn, S/Clark to approve.

Approved 11-0-0 (Chair Not Voting)

5. 2920 Perry St CDP, Project No. 467780.

M/Quinn, S/ Nystrom to approve.

Approved 11-0-0 (Chair Not Voting)

6. Wise Remodel CDP, Project No. 482950.

M/Quinn, S/ Webb to approve.

Approved 11-0-0 (Chair Not Voting)

7. 3640 Pio Pico TM, Project No. 472203.

M/Quinn, S/Coons

Approved 10-0-1 (Holasek abstaining – professional conflict) (Chair Not Voting)

8. Approve Code Compliance Subcommittee Public Member.

M/Quinn, S/ Coons to approve Korla Eaquinta as Public Member of Code Compliance Subcommittee.

Approved 11-0-0 (Chair Not Voting).

Peninsula Community Planning Board
Meeting Minutes
July 21, 2016
Page 4

Subcommittees

1. Airport Authority. P. Webb reported that the Airport Authority is aware of the frequent curfew violations by the British Airways non-stop flight to London and they're "working on it."
2. Traffic and Transportation. P. Nystrom reported on recent complaints and concerns about excess speed on Rosecrans.
3. Long Range Planning. No report.
4. Parks and Recreation (Liaison). No report.
5. Project Review. M. Krencik reported that Jarvis Ross is now a public member of the Project Review Committee.
6. Liberty Station. No report.
7. Midway Community Planning Group (Liaison). J. Hare reported on an ongoing Transportation Mobility Study as part of the Midway Community Plan Update which would include possible reconfiguration of the intersection of Rosecrans and Sports Arena Boulevard.
8. Code Compliance Subcommittee. J. Quinn reported that the Code Compliance Subcommittee had held their first meeting. Future meetings will be held on the 3rd Wednesday of each month.

Adjournment: 9:32 PM



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☐ Other _____

Project Title

2920 Perry Addition

Project No. For City Use Only

467780

Project Address:

2920 Perry, San Diego CA 92106

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: <u>2920 Perry Addition</u>	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation ☒ Limited Liability -or- ☐ General What State? NJ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ Yes ☐ No

<p>Corporate/Partnership Name (type or print): <u>KARSAAN LLC</u></p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address: <u>12 STRATFORD CIRCLE RD</u></p> <p>City/State/Zip: <u>MEADORA NJ 08055</u></p> <p>Phone No: <u>609-953-7701</u> Fax No: <u>609-953-7701</u></p> <p>Name of Corporate Officer/Partner (type or print): <u>EDWARD KORKUCH JR</u></p> <p>Title (type or print): <u>DIRECTOR</u></p> <p>Signature: <u>Edward Korkuch Jr</u> Date: <u>1-8-2016</u></p>	<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>
<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>	<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>
<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>	<p>Corporate/Partnership Name (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Name of Corporate Officer/Partner (type or print):</p> <p>Title (type or print):</p> <p>Signature: Date:</p>