

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

DRAFT MINUTES

Date/Time: March 14, 2024

**Meeting called to order at 6:02 PM, and closed at 6:48 by Project Review Chair,
Joe Holasek**

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

AGENDA

Parliamentary Items – Call to Order

- A. Approval of Minutes of previous meetings. (Minutes approved 6-0).**
- B. Non-Agenda Public Comments.**
- C. Informational Items.**
- D. Action Items.**

1. 730 Amiford Drive Project Number PRJ-1109992

CDP Process Three. Addition and remodel of 2,735 SF existing one-story single dwelling unit consisting of 1,803 SF of remodel, 291 SF of first floor Great Room addition, and 424 SF of basement addition. The site is 0.149 acres and is in the RS-1-7 Zone, Coastal (Appealable) within the Peninsula Community Plan Area.

Applicant: Deborah Shewaga Project approved 5-0

2. 4385 Saratoga Project Number PRJ-1098975

The project site is currently developed with a 1,200 SF single-family residence. The project is proposing to build an additional 892 SF onto the house, with a 515 SF second story and an additional 377 SF to the rear of the existing residence. The 0.16-acre Lot is Zoned RS-1-17 Single Unit in the Peninsula Community Plan. The project is also located in the following overlays: Complete Communities, Airport Land Use compatibility, Coastal Height limit, Coastal Overlay Zone, Affordable Housing Parking demand, ALUCP Airport influence Area, ALUCP Noise contours, FAR Part 77 Noticing Area.

Applicant: Thomas Sanford (No vote – Applicant could not attend meeting)

3. 4572-4576 Niagara Avenue PRJ – 1108766

Coastal Development to convert two single residential duplex dwelling units into two Residential Condominium units located at 4572 and 4576 Niagara Avenue. Unit A: 4572 Niagara Avenue is 3,203 SF, three stories. Unit B: 4576 Niagara Avenue 1,680 SF, three stories. The 0.14333 Acre (6240 SF Lot) is in the RM-1-1 Base Zona, within the Coastal Overlay (NonAppealable) zone within the Peninsula Community Plan Area.

Applicant: Christensen Engineering & Surveying (Tony Christensen)

Project approved 5-0