

PENINSULA COMMUNITY PLANNING BOARD
Project Review Subcommittee
Minutes

Wednesday, June 8, 2011
Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:32 p.m.

Member	Present	Absent	Notes
Allen Jones	X		
Chris Veum	X		
Paul Webb	X		
Jay Shumaker	X		
Pete Nystrom	X		
Geoff Page		X	
Shelly Kilbourn		X	
Suhail Khalil	X		

I. Parliamentary Items – Call to Order

- a. Non Agenda Public Comment (3 minutes each)

Speakers: **There were no persons wishing to speak on non-agenda public comment.**

II. Informational Items

- a. **Presentation by San Diego Port Tenants Association** regarding: i) the North Harbor Drive Beautification Project, and ii) timeline for construction of a parking garage.
 Representative: Sharon Cloward

Richard Bartell spoke on behalf of the San Diego Port Tenants Association. He described the proposed four-story parking structure to be built and operated by the Port District on the former Westy's lot adjacent to the Holiday Inn on Harbor Drive. Construction is expected to commence in the Fall of 2011. The garage will be open to the general public on a 24-hour basis; the fee structure has not yet been determined. The garage will provide approximately 150 net new parking spaces. The aesthetics of Harbor Drive will be improved by enhanced landscaping and elimination of oversized vehicle parking.

The presentation was accepted by the Committee; no vote was taken.

III. Action Items

- a. **Arrington Residence (Substantial Conformance Review for Coastal Development Permit 400269; City Project #235591)**. 809 San Antonio Place
 Request to convert existing unfinished space on the second story of a two-story detached garage to guest quarters, to include a new bathroom and closet. No kitchen is proposed. No exterior modifications are proposed.

Applicant Representative: Jim Galvin

Jim Galvin, architect, spoke on behalf of the applicant and presented the details of the proposed interior improvements. No issues of concern were identified by the Committee. There were no speakers from the community. The Committee recommended approval of the Substantial Conformance Review as presented on a 5-0 vote (Motion/Second Khalil/Webb; Shumaker not present for the vote).

- b. **Ness Residence (Coastal Development Permit 234775)**. 2923 Perry Street
Request for a 773 square foot addition to an existing single-family residence.
Applicant Representative: Karen or Dave Ness

Dave Ness spoke as the applicant and presented the details of the proposed additions to the first and second stories. No issues of concern were identified by the Committee. There were no speakers from the community. The Committee recommended approval of the Coastal Development Permit as presented on a 5-0 vote (Motion/Second Webb/Khalil; Shumaker having missed part of the presentation, did not vote).

- c. **Point Loma Townhomes (Substantial Conformance Review to Coastal Development Permit 388140, City Project # 221431)**. 1275 Scott Street
Provide additional retail space, remove Plan I residential units, add private outdoor spaces and provide for retail space along Scott Street.
Applicant Representative: Rand Wassem

Rand Wassem spoke as the applicant and summarized the revisions in the project from the design originally reviewed by Peninsula Community Planners. The principal changes are: reduction in the number of residential units from 47 to 36 and increase in the commercial space from 3,200 square feet to 13,000 square feet. Forty-five percent (approximately 5,850 square feet) of the 13,000 square feet will consist of four live/work units.

Several speakers from the community, as well as Committee members, addressed questions including: 1) are there mechanisms to ensure that the live/work units will be used for commercial purposes; 2) how does the design and scale of the project relate to the surrounding neighborhood and a waterfront setting; 3) how much and where will parking be provided; and 4) will the project usurp land needed for marine purposes. The Chair summarized written comments, provided in advance of the meeting, from absent member Geoff Page; these comments included a statement that Mr. Page, based on the information he had at the time he reviewed the project plans, would have voted "no" on this item.

The Committee voted 3-1-2 (Veum opposed, Webb and Shumaker abstaining) to recommend approval of the Substantial Conformance Review as proposed (Motion/Second Khalil/Jones).

The Committee, as a follow-up motion, voted 5-1 (Motion/Second Webb/Khalil, Veum opposed) to recommend approval of the Substantial Conformance Review recognizing that the SCR does not allow the Committee the ability to review and address the larger range of project issues.

- d. **Sunset Cliffs Natural Park (Coastal Development Permit, Site Development Permit; City Project # 236548)**
Demolition of existing building; installation of trail, landscaping, and irrigation.
Applicant: City of San Diego

Joe Diab of the City of San Diego and Joe Esposito of Estrada Land Planning (consultant to the City) provided a PowerPoint presentation on the phased improvements planned for the "Hillside Section" of the park.

Several members of the community and members of the Committee addressed issues including: 1) drainage control from both on- and off-site sources (particularly Point Loma Nazarene University), 2) phasing of the improvements; 3) use of native vs. non-native species in landscaping; 4) effect on erosion of removing existing trees; and 5) removal of existing improvements (homes and utilities).

The Committee voted 6-0 (Motion/Second Khalil/Shumaker) to support approval and implementation of the CDP and SDP while the Peninsula Community Planners concurrently work collaboratively with the Sunset Cliffs Natural Park Committee and cooperatively with Point Loma Nazarene University to address and resolve drainage issues of concern.

e. Point Loma Summit (Site Development Permit, Vesting Tentative Map, Coastal Development Permit; City PTS # 153840 and I.O. # 23430686).

414 La Crescentia Drive

Request to construct three new single-family residences and to retain one existing single-family residence on a 1.45 acre site.

Applicant Representative: Robert Furey

Robert Furey, civil engineer, spoke on behalf of the applicant. Mr. Furey described how two existing legal lots would be resubdivided to create four lots, each of which would contain one home (including retention of an existing residence). Mr. Furey responded to the questions posed by the Committee at its September, 2010 meeting; these included requests for additional information such as: 1) an accurate lot size survey, 2) a survey of architectural styles in the neighborhood and how the proposed architecture fits with the neighborhood, 3) geotechnical study results particularly as it relates to Lot 4, and 4) fire access clearance from the City Fire Department.

Several speakers from the community and members of the Committee addressed questions including: 1) conformance of the project with the Peninsula Community Plan; 2) fire safety and access by emergency vehicles; 3) erosion; 4) neighborhood character; 5) the several requested zoning code deviations, and 6) the number of residential units proposed for the property. The Chair summarized written comments, provided in advance of the meeting, from absent member Geoff Page; these comments included a statement that Mr. Page, based on the information he had at the time he reviewed the project plans, would have voted "no" on this item.

The Committee voted 6-0 (Motion/Second Webb/Nystrom) to not support the SDP, VTM, and CDP.

IV. Adjournment

The meeting was adjourned at 4:45 p.m.

The next PCPB meeting is June 16 at 6:30 p.m. at the Point Loma Library, 3701 Voltaire Street.