

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

July 9, 2013

1:30 pm

Point Loma Hervey Library

Meeting called to order by chair, Jay Shumaker at 1:35 pm

Committee members present: Jay Shumaker, Bruce Cook, Mark Krencik, Jarvis Ross, Paul Webb, Pete Nystrom.

Parliamentary Items: None addressed.

Action Items:

1. **Anders Residence**, Project No.299840, Applicant requested an August, 2013 hearing.

Information Item:

2. **Sunset Cliffs Natural Park (a regional park):** With representatives of the Sunset Cliffs Natural Park Council, Sunset Cliffs Association, Sunset Cliffs Neighborhood Alliance, and interested parties including Community Planning Board members Julia Quinn and Norm Allenby. Ali Darvishi, Senior City Engineer, was invited to present information about the Hillside Improvements Project, which is not intended to be a storm water management plan but does contain some codified LID/BMP requirements. Mr. Darvishi stated that the Hillside Improvements Project is a separate project from the Sunset Cliffs Natural Park Drainage Study.

There was a protracted, casual, discussion of the various factors and issues related to this park and to the planning and construction of improvements to the park including:

- a. University and Museum of Natural History participation perhaps using the park as an Ecology Laboratory, thus taking advantage of significant student, faculty and scientific enthusiasm for solving an urgent regional problem of water management while beautifying the natural setting through scientific restoration.
- b. Trails Plan Construction Documents at 100%. Plan is for hillside trails lined with natural vegetation and for major grading to build an approximation of natural terrain over the existing City Athletic Field. The plan would leave the severely eroded and dangerous ravines below the field for later phases. Comment was made that this seemed to be in reverse order, that the dangerous ravines might be repaired and revegetated first, at comparable cost to the cutting and filling to remove the City Athletic Field, an area formerly used and enjoyed by both students and by regional citizens. Removal of such a popular amenity is seen as extremely impolitic;
- c. Plans have been in development for several years with many public reviews and include certain LID/BMP features along the trails. Delays could jeopardize the reimbursement by the Coastal Conservancy to the City for preparation of these plans. The City has paid private consultants approximately \$100,000.00 for the plans and has paid the

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Development Services Department (of the City) approximately \$400,000.00 for reviews. The Coastal Conservancy would reimburse the City some \$380,000.00 when plans reach final approval.

- d. The project is partially City funded to the extent of making the demolished areas safe pursuant to the emergency demolition of fire damaged structures. No funding exists for the \$3.2 million dollar Trails Plan, beyond the aforementioned work, nor for later phases.
- e. Clarification was made regarding PLNU's legal responsibility for drainage. In 1991 Judge Haller ruled to strike language in Condition 38(e) of the Amended PLNU Conditional Use Permit requiring PLNU to develop and implement a plan to correct all of the erosion problems which have occurred in SCNP below PLNU. CUP Condition 38(e) was modified to read that PLNU is only responsible for developing and implementing a plan to correct erosion problems directly caused by their proposed land use. This judgement was questioned as to the maximum quantity of campus runoff to be allowed and that perhaps, under MS-4, the rules have changed potentially requiring a reexamination of storm water management for the entire urban water shed;
- f. The Hillside Project, though not a drainage solution, would only improve the current situation and would not harm the park nor preclude future drainage solutions. The park will continue to suffer from erosion if no drainage solution is agreed upon by the parties involved.
- g. Park soils are fragile and have been subject to such extreme erosion as to have exposed ancient artifacts within the deepest layer, which have become of interest to a scientist;
- h. The Drainage Study for the Sunset Cliffs Natural Park is in support of piping runoff water from PLNU directly into the ocean as opposed to a more modern plan to "Collect, Clean, Cycle" rainwater and runoff. Some of the runoff water would be captured.
- i. The Coastal Conservancy Grant could be put in jeopardy by delays.
- j. Comment was made that the Hillside Trail Plan construction budget is fully funded only through the first phase of cleaning and revegetating the fire damaged area.
- k. Comment was made that significant changes to the Trails Plan as originally reviewed by the Board at the 30% level, and to the park plan generally, warrant further review by the Planning Board. Others termed the changes to have been minor ones;
- l. Comment was made that **all city and regional planning is political**, and that the University and all citizens must nurture the political will for improvements to be budgeted in the General Fund of the City. This suggests diplomatic phrasing of park improvements to ensure the enthusiastic participation of all users, from university administration, science faculty, and students, ...to citizens of the region.

Mr. Webb stated that the plans and studies to date seemed good if not perfect, especially regarding the drainage issue, but they do not quite meet the spirit of the ***original motion*** he made at the full board review on July 21, 2011 (*see below*).

It was moved to pass the item, **Sunset Cliffs Natural Park Trails Plan**, on to the full board as an "Information Item" without recommendation, by Jarvis Ross, seconded by Pete Nystrom, passed 5-0.

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From minutes of board meeting on July 21, 2011:

A motion by P. Webb to recommend approval and implementation of the Coastal Development Permit (CDP) and the Site Development Permit (SDP) while the PCPB concurrently works collaboratively with the SCNP Committee and cooperatively with the Point Loma Nazarene University to address and resolve drainage concerns was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).

MEETING ADJOURNED at 3:35pm.

The next Peninsula Community Planning Board meeting will be at 6:30 pm on July 18, 2013, at the Point Loma/Hervey Library, 3701 Voltaire Street.

Next Project Review Committee meeting will be at 1:30 on August 13, 2013 at the library.

Questions: contact Jay Shumaker, T A Shumaker, Jr AIA, Project Review Committee chair, at tasaia@mac.com, or 619-222-8482