

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Feb. 19, 2015

APPROVED MINUTES

Present: Nicole Burgess, Dominic Carnevale, Patricia Clark, Bruce Coons, David L. Dick, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Don Sevens, Paul Webb

Absent: Bruce Cook, Jay Shumaker

Called to order at 6:35 p.m.

PARLIAMENTARY ITEMS

1. Approval of Agenda. By unanimous consent.
2. Approval of January 2015 minutes. Adjusted wording of one board member's comment, determined that listing of two cell tower items was correct as written. Moved to approve by Paul Webb, second by Mark Krencik. Passed 9-2, Bruce Coons and Jarvis Ross abstaining because of absences.
3. Secretary's Report – Don Sevens (None)
4. Treasurer's Report – Patricia Clark
Reported that receipt of city's first reimbursement check was very good news. Cautioned that it still will be necessary to pass the hat to bridge any gaps in our website maintenance payments. Treasury, for the moment, is at \$308.66.
5. Chair Report – Julia Quinn. Announced that another Point Loma High School design task force meeting will be at 6 p.m. Feb. 25 at the Point Loma High School Library. announced that the public is invited to a candidates forum to meet candidates for the planning board. The session will be from 6 p.m. to 7:30 p.m. Thursday March 5 at the Point Loma Library.

Reminded the public that the planning board election will be from 4 p.m. to 8 p.m. Thursday March 19 in the foyer of the Point Loma Library, 3701 Voltaire St. Residents of the Peninsula (excluding Ocean Beach and Midway District) are eligible to vote in person by showing proof of residence.

Reported that Bruce Cook has resigned from the board. The one year remaining on his term will be filled via the March election.

NON-AGENDA PUBLIC COMMENTS

ELLEN HOFF – Complained that she is unable to park on the street in front of her house in the Chatsworth area because neighbors have too many cars. Was referred to City Code Enforcement Division.

DON SEVRENS – Suggested that after the election the number of committees be adjusted, dropping a couple and adding one to monitor appearances at appeal hearings.

JIM GILHOOLY – Cautioned that the Navy's plans for its fuel line replacement ignore potential failures from not replacing some older sections of existing pipe and that the construction completion schedule is overly optimistic.

NICOLE BURGESS – Was concerned about a city mailer that a 2,600 square-foot house would be built on a 3,000 square-foot lot at 2260 Soto St. without public review. Was advised that the city mailer is poorly worded and that the project will go before the Project Review subcommittee and the full board in the future.

JARVIS ROSS -- Mentioned that our Community Plan is 27 years old and does not address building on steep slopes such as the proposed – and rejected -- Jessop Estate subdivision. Was advised by associate planner Tony Kempton that doing an amendment to the community plan was a much quicker way to address the issue. Kempton's comments that the peninsula was a developed area and probably not in need of a new community plan were challenged by several at the meeting.

GOVERNMENT REPORTS

Council District 2 – Conrad Wear said the city was about to undertake a revision of the vacation rental ordinance and asked for public input. Said the goal was to clarify certain existing provisions and to strengthen with new provisions, especially ones that have worked in other cities. Comments or questions can be submitted to bwear@sandiego.gov.

Following up on the defeat of the proposal to subdivide the Jessop Estate, he mentioned that Council Member Lorie Zapf introduced the motion against the project.

Mentioned that this is the 15th anniversary of the skateboard park at Robb Field (something that he participated in as a skater and board member Mike Ryan as an organizer).

City Planning – Associate city planner Tony Kempton chastised activists (and board members) Jon Linney and Don Sevrens for organizing a community cleanup of the Roseville park site which was done at no expense to the city. He said it was a violation of city rules and that any future such efforts could result in the city fencing off the vacant site completely.

In response to a direct question from Tony DeGarate of the OB Rag who was present, Kempton said the cleanup was not a violation.

Kempton provided a handout (Technical Bulletin BLDG-5-5) on how the 30-foot height limit is calculated. He advised that the Department of Development Services reviews building heights for compliance with the Proposition D height limit. He did not address a recent re-interpretation of the voter-passed ordinance that creates a loophole to build substantially above 30 feet. He acknowledged that a condo complex at Avenida de Portugal and Locust was clearly over 30 feet. He pledged to attend the board's March meeting and provide an update from a coming Development Services session on the issue.

NEW/OLD BUSINESS

1. **Presentation on board's letter re on-site parking— by William Dauphin, senior land development investigator, city Code Enforcement.** Said he could not respond to concerns about apartment owners renting out off-street parking to non-tenants. He said the division is understaffed, is not able to be proactive and only can respond to the most urgent of resident complaints. He implored the public to report immediately any current or existing illegal garage conversions as water heaters remaining may result in deaths from carbon monoxide. He said Code Enforcement has an online complaint form on the city website that is easy to use.
Dauphin said his division could do nothing about the question of grading at 3015-3021 Carleton St., allegedly without a grading permit, until the four-unit building is completed and the building permit expires or is closed.
Dauphin suggested that the planning board could sponsor a body of community volunteers to assist Code Enforcement. Board member Paul Webb suggested instead that the board consider forming its own subcommittee on code enforcement issues.
2. **Carleton 4 Map Waiver Appeal, Project No. 373548 – presentation by Julia Quinn.**– Planning board had voted to recommend denial of the conversion from apartments to condominiums. A hearing officer on Jan. 25 granted an appeal from the applicant (reversing the planning board), but did record the units as having three bedrooms each, not two. The project does not meet parking requirements for three-bedroom units and Quinn said she filed an appeal to the Planning Commission on the board's behalf.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz. She said the Ocean Beach planning board is considering supporting the Peninsula board in opposing a new interpretation, effectively a loophole inserted in the 30-foot height limit ordinance, that allows builders to go considerably higher.

SANDAG Mini-Bike Grant-OB/PL Street Mural Project – Nicole Burgess. Updated public on using grant money to improve bike safety near six Peninsula schools and create painted street murals.

Dick: Unless murals are maintained, with a specific individual or body responsible, they can become eyesores.

ACTION ITEMS

1. **Morse/Freund CDP, NDP & MHPA Boundary Line Adjustment, Project No. 353467, 737 Stafford Place, Zone RS-1-7 (Process 3).** 761 SF addition to single-family residence, hardscape pool and spa on 13,670 SF site.

John Kavan and Jim Groen, owners of Jackson Design and Remodeling, presented an update and said the project was ready for board review.

Sevrens: As of Feb. 10, 11 cycle issues had not been resolved, seven of them new. Can you review the status of each issue? Also, owners Ellen Freund and Geoffrey Morse have agreed to work with the Sunset Cliffs Natural Park Council on a fully sanctioned revegetation effort on adjacent parkland and are to be commended for such a proposed model effort.

Kavan: Each remaining issue has been addressed and is either resolved or undergoing regulatory review. The project does not need any variances.

Ann Swanson, chair, Sunset Cliffs Natural Park Council: We are convinced that the brush management issue has been resolved and commend the company and the property owners for their cooperative outreach.

Motion to recommend approval of the project by David Dick, second by Dominic Carnevale. Approved 12-0, Cook and Shumaker absent.

SUBCOMMITTEES

Airport – Paul Webb reported that Terminal One may be redone with the goal of taking traffic off Harbor Drive.

Project Review – Mark Krencik said the next subcommittee meeting (1:30 p.m. March 12 at the Loma Riviera clubhouse, 3115 Loma Riviera Drive) will consider projects for 747 Stafford Place and Jarvis Street condos, a cell tower and off-site sale of alcohol by a gasoline station.

Transportation – Peter Nystrom said the Voltaire Street bridge remodel and ramifications for a revised street traffic flow are expected to come before the full board meeting in March.

Adjourned at 8:38 p.m. to Thursday March 19, 2015.