

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

March 19, 2015

APPROVED MINUTES

Present: Nicole Burgess, Patricia Clark, Bruce Coons, David L. Dick, Mark Krencik, Peter Nystrom, Julia Quinn, Don Sevens, Jay Shumaker, Paul Webb

Absent: Dominic Carnevale

Tending election polls, away for most of meeting: Patricia Clark, Jon Linney, Jarvis Ross, Mike Ryan

Called to order at 6:35 p.m.

PARLIAMENTARY ITEMS

1. Approval of Agenda. By unanimous consent.
2. Approval of February 2015 minutes. Minor wording changes per request of chair. Motion to approve by Mike Ryan, second by Paul Webb. Passed 8-0-1 with David Dick late and Jay Shumaker abstaining (absent).
3. Secretary's Report – Don Sevens. Facebook page up and running thanks to Jon Linney. News category added to website page to provide fresh material.
4. Treasurer's Report – Patricia Clark. None as Clark was tending election polls.
5. Chair Report – Julia Quinn. Announced a walk for animals May 8/9 at Liberty Station and Father Joe's International Triathlon June 26-28 involving Peninsula and Downtown. Announced that Department of Development Services had offered an escorted tour of certain buildings to explain an interpretive loophole opened recently in the 37-year-old, 30-foot height limit. No date set and chair simply trying to gauge interest.

NON-AGENDA PUBLIC COMMENTS

MARY PATEL – A new resident described her campaign to improve safety at Evergreen and Canon. She continually prodded city Traffic Division into doing a traffic survey. She documented pedestrian patterns. Result? Flashing beacon lights and repainted crosswalk will be installed in three to six months. (Chatsworth and Browning will receive similar treatment.)

JEFF POWERS — Representative of a coalition opposed to the One Paseo project said petition circulators and signers have been harassed. He said developer Kilroy Realty is paying \$500 a day and \$2 a signature on other causes to lure away potential signature gatherers. He expects signatures to be turned in March 25 and results to be announced April 24.

MARCELLA ESCOBAR-ECKE — Representative of developer Kilroy accused previous speaker of false statements and disputed accounts of audience members who said they personally witnessed harassment.

GOVERNMENT REPORTS

Council District 2 — Conrad Wear said the owner of the unfinished Plum Street house had chosen the option of finishing construction and would be allowed 100 days before judicial review to ascertain he is in compliance with a plea agreement.

The schedule per a plea agreement signed Jan. 28:

- 30 calendar days (after sentencing) — Choose an option among demolish, develop or sell.

45 days (after sentencing)— Submit proposed development plans.

70 days (after sentencing) — Submit detail drawings and pay fees.

90 days (after issuance of permits) — Correct code violations related to them.

150 days (after issuance of a combination permit) — Correct any remaining code violations and obtain final inspections and approvals.

- On the recent fatal crosswalk accident at Catalina and Canon, Wear said Council Member Lorie Zapf had requested a traffic study and results are due around March 27.
- On vacation rental policy revisions, Wear said a session to take public comment will be April 22 at the 12th floor of City Hall, 202 C Street. The corrected time for the meeting is 9 a.m.
- The city has internships available for college students.

City Planning — Associate city planner Tony Kempton said exceptions to Proposition D 30-foot height limit are based on concept of finished grade and average grade.

Kempton was unable to answer questions or allegations from board members and public that flat lots are being graded to create slopes, the city does not inspect existing grade before construction begins, or that city is trusting developers to comply without effective enforcement effort.

Dick: We should request the Department of Development Services to attend our meeting and provide answers.

Sevrens: Paul Webb and the board spent extensive time crafting a letter to the city protesting the new loophole. Has there been the courtesy of a reply yet? Answer from Chair Quinn: No.

NEW/OLD BUSINESS

1. **Update on 1676 Plum St. -- presentation by Jerry Lohla.** Lohla was unable to attend the meeting.

INFORMATION ITEMS

1. **Ocean Beach Planning Board update** – Dan Dennison. Three new board members elected, four vacancies remain.

Slide presentation on Voltaire Bridge Retrofit Project – by Bryan Olson (bolson@sandiego.gov) and Al Lacipour

The 1959 bridge deck will be repaired, the current four vehicle lanes will be reduced to two and bicycle and pedestrian lanes will be added. Plans for a roundabout have been abandoned with new stop light treatments expected. Current railing will be changed to Caltrans concrete slab style. Construction might begin in spring 2016 but no contractor has been selected. The length of construction or how traffic will be re-channeled are not known.

Dick: This bridge acts as a gateway into the area and aesthetic considerations should be included in the final design of the new railings. He suggested there be a liaison between the community planning board and the city with interim plans being presented for review and suggestions.

Michael Stevens, owner of business properties on Voltaire: Since 1990 we have realized that a major need for the renovated bridge is to calm traffic on Voltaire. I would be happy to assist any liaison effort.

ACTION ITEMS

1. **Eriksson Residence CDP, SDP & MHPA Boundary Line Adjustment, Project No. 352314,** 747 Stafford Place, Zone RS-1-7 (Process 3). 601 SF companion unit, pool, and spa to existing single-family residence on 17,533 SF site.

Applicant’s representative said pool was being situated close to the home, there would be no need for brush management on adjacent Sunset Cliffs Natural Park land, and backwash from the pool would be put into the city sewer system.

Motion by Webb, second by Dick, to approve on condition that applicant present a revised drawing showing a sewer line connection in the area where pool filter and equipment are located. Passed 10-0-2 . Voting yes: Burgess, Coons, Dick, Krencik, Nystrom, Ross, Ryan, Sevrens, Shumaker, Webb. Absent: Carnevale. On election duty: Clark and Linney.

SUBCOMMITTEES

Airport – Paul Webb. Noise data is gathered monthly but announced quarterly.

Long-Range Planning – Jay Shumaker. Complimented citizen on improving Canon/Evergreen crosswalk in a relatively brief time.

Park and Recreation – Don Sevrens. Said he, Jon Linney and Matt DeVol met Feb. 25 with seven Park and Recreation executives and District 2 aide Conrad Wear. The meeting was described as constructive with the department welcoming a partnership with the community-driven effort. The department said construction of apartments on the Barnard School site will boost developer fees available and pledged to seek a share.

The city estimates the park cost at \$550,000 (with no elaboration) while community proponents put it at \$350,000, subject to unexpected city changes. Features will not be known until after public workshops but a working list includes trails, exotic and native plants, historic signboards, a bluffside safety fence, benches and picnic tables, possibly with trellises.

Project Review – Mark Krencik. Next subcommittee meeting will be 1:30 p.m. April 9 at the Loma Riviera clubhouse, 3115 Loma Riviera Drive) with the Olson residence on Rosecrans expected to be on the agenda.

Transportation – Peter Nystrom. North Harbor Drive project is running only one day behind.

Election – Jon Linney. Announced the top six vote-getters of nine candidates are elected:

Julia Quinn (inc.) 90

Bruce Coons (inc.) 83

Mark Krencik (inc.) 80

Jim Hare 62

Robert Goldyn 58

Amanda Behnke 58

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Don Costello 50

Geoff Page 47

Eileen Brennan 28

Amanda Behnke volunteered to take a one-year term on a vacant seat. The other five will serve three-year terms.

North Bay – Jarvis Ross. One marijuana shop approved.

Adjourned at 8:39 p.m. to Thursday April 16, 2015.