

# **PENINSULA COMMUNITY PLANNING BOARD MINUTES**

**3701 Voltaire St., Point Loma Library**

**May 21, 2015**

## **APPROVED MINUTES**

### **(Voted on June 17)**

**Present:** Amanda Behnke, Nicole Burgess, Patricia Clark, David Dick, Robert Goldyn, Mark Krencik, Jon Linney, Julia Quinn, Jarvis Ross, Don Sevens and Jay Shumaker

**Absent:** Bruce Coons, James Hare, Peter Nystrom, Paul Webb

Called to order at 6:35 p.m.

### **PARLIAMENTARY ITEMS**

1. Approval of agenda. By acclamation.
2. Approval of March 2015 minutes. Don Sevens moved that they be approved with condensation of David Dick remarks. Seconded by David Dick. Approved 8-0-2 with Burgess. Clark, Dick, Krencik, Linney, Ross, Sevens and Shumaker voting yes. Behnke and Goldyn both abstained, not being on the board then.
3. Approval of April 2015 minutes. Jon Linney moved that they be approved as posted by the secretary. Motion failed for lack of a second. David Dick moved to table approval, seconded by Patricia Clark. During discussion, previous secretary Nicole Burgess pointed out that the content of the minutes needs to be resolved between meetings, not at a meeting. She suggested sending comments privately to the secretary soon after the minutes become available. Motion to table carried 9-1. In favor: Behnke, Burgess, Clark, Dick, Goldyn, Krencik, Linney, Ross, Shumaker. Against: Sevens.
4. Secretary's Report – Don Sevens. Asked who our rep was to the Community Planners Council and was told Chair Julia Quinn. Asked whether preparation of annual report on accomplishments and statement of goals, as outlined in the bylaws, was still an exercise being practiced. Valerie Paz, from the Ocean Beach group, said she could not recall if other groups do so.
5. Treasurer's Report – Patricia Clark. Said current balance is \$401.88 with deposits and invoices in process soon to result in a new balance of \$266.65.

6. Chair Report – Julia Quinn. Pointed out subcommittee meetings need to be in a publically accessible place. She does not like draft minutes being posted. Urged caution in being quoted by the media so as not to give the appearance of speaking for the entire board, that bylaws say the chair is the primary spokesperson.
7. Election of officers (continued from April).

First Vice Chair – David Dick was nominated and elected.

Second Vice Chair – Jon Linney was nominated and elected.

8. PCPB subcommittee memberships.

The secretary asked that subcommittee rosters and meeting places be sent to him in writing so as to avoid miscommunication. The Form Base/Long Range subcommittee roster was announced during subcommittee reports.

The idea of a code compliance subcommittee was raised but no action taken.

## **NON-AGENDA PUBLIC COMMENTS**

**JARVIS ROSS.** Board member gave an update on One Paseo, proposed for Carmel Valley. In a compromise, the City Council earlier that day rescinded its previous approval vote and sent the project back to the community planning level with principals for advocates and opponents still fine-tuning a smaller-scale project.

**KATHY MATEER.** Speaking speaking for [info@SaveSanDiegoNeighborhoods.org](mailto:info@SaveSanDiegoNeighborhoods.org), called attention to resumption May 29 of vacation rentals hearing at Golden Hall.

**VALERIE PAZ.** Representing Ocean Beach planning group, called attention to a program to help planners become more effective.

**NICOLE BURGESS.** Reported the postponement of Bike to Work Day and that the delayed event would include a mass biking to Dana Middle School.

## **GOVERNMENT REPORTS**

**Council District 2** – Substituting for Conrad Wear was new intern James McGuirk, a graduating senior at UCSD. He reported the new \$3.2 billion budget being finalized includes 22 civilian positions for Police Department, 1,000 miles of major street repairs over five years and \$4 million for Fire Station 22 (built on Catalina in 1942 at a cost of \$7,800) with the work to be completed by 2019. He also said the budget includes \$1.1 million for design work on Sunset Cliffs Natural Park.

**City Planning** – Associate city planner Tony Kempton was absent.

## NEW/OLD BUSINESS

1. **Update on 1676 Plum Street Project** – Jon Linney. Even though the applicant has had seven years to complete, a plea agreement means that a judge is directing the construction pace now with Sept. 28 being the last of a series of deadlines.

Resident Matt DeVol brought up an unfinished house off Canon that has been uncompleted for a quarter-century. Linney asked him to submit an email and mentioned that other residents have complained about the same unfinished structure.

## INFORMATION ITEMS

1. **Ocean Beach Planning Board update** – Valerie Paz reported that her group only has four subcommittees and prefers to have such panels acting more as liaisons than as regular meeting bodies.
2. **Voltaire Bridge Retrofit Project Ad Hoc Subcommittee** – David Dick. Reported that the Traffic subcommittee favored an ad hoc body to pursue a dialogue with the city, reasoning that it would give the effort more clout than a one-person liaison approach. He said the goal is to develop a point of contact and sharing of information. No action was taken on naming individuals to the ad hoc committee.
3. **Catalina/Canon Intersection Changes** – City of San Diego representatives Phil Rust ([prust@sandiego.gov](mailto:prust@sandiego.gov)) and Kharman Tawfiq. They mentioned a push button signal for pedestrians will go forward, changes are planned in vegetation and utility box locations to create better visibility and stripping changes are coming on Catalina and Canon. New markings on Catalina would lock motorists into a right-turn-only mode and eliminate a current second lane along Fresh & Easy. Stripping would narrow, at least visually, the right turn lane.  
Other features were not readily clear to the audience including start and completion dates – possibly two months? – what the City is proposing as a long-term solution, and why a 50-foot separation is planned between limit line and new signal.  
**Burgess** – She asked City to evaluate putting Catalina between Talbot and the base gate on a road diet and eliminating a lane in both directions.  
**Goldyn** – Eliminating a lane along Fresh & Easy with striping is ugly.  
**Linney** – Taking a lane away will make military rush hour incredibly difficult.

The presenters were asked to return before the changes are implemented but no action was taken.

4. **San Diego Climate Action Plan** -- Ryan Elliott, Climate Action Campaign, reported that a three-person team is advising the city on transportation usage shifts such as walking, biking and bus riding that can cut emissions. He said the current mayor is committed to 100 percent clean energy usage by utility by 2035 but other factors may limit SDG&E to 32 percent. The Clean Action Campaign is seeking a City Council vote by January 2016.

## **ACTION ITEMS**

1. **4753 Adair Street CDP**, Project No. 412253, Zone RS-1-7. Coastal Development Permit for consolidation of two parcels (one vacant) into one parcel Coastal (non-appealable) Overlay Zone. Applicant: Nancy Vaughn

She owns two separate parcels that once were one until 1962. She wants to rejoin them, even though she is not planning any development.

Motion to recommend approval by Jay Shumaker, second by Jarvis Ross. Unanimous 10-0 vote in favor.

2. **Lawrence Street CDP/VTM**, Project No. 405862, 3007, 3011, 3015, and 3019 Lawrence Street, Zone RM-3-9, CDP and VTM to create four (4) residential condominium units under construction and waive utility undergrounding. Coastal (non-appealable) Overlay Zone, CDP No. 369722. Applicant: Valerie Serriff

Applicant's representative, the general contractor, said the utilities are undergrounded except for one pole. Applicant wanted fewer units than city was actually pushing for under density goals. Project is under construction but condo conversion is contemplated later.

Motion to recommend approval by Mark Krencik, second by Jay Shumaker. Unanimous 10-0 vote in favor.

3. **Saratoga CDP/TM**, Project No. 408075, 4550 & 4552 Saratoga Avenue, Zone RM-1-1. CDP and TM to convert two (2) existing residences into two (2) residential condominiums. Coastal (non-appealable) overlay zone. Applicant: Joseph Carlatti

Two houses were built on a narrow lot allowable under the code at the time. They are rentals and the owner wishes to convert to condos. Project Review subcommittee had concerns about parking but the city's current formula rounds down fractional parking spaces. Hence the conversion meets requirements.

Motion to recommend approval by David Dick, second by Jay Shumaker. Motion carried 9-1. In favor: Behnke, Burgess, Clark, Dick, Goldyn, Krencik, Linney, Ross, Shumaker. Opposed: Sevens.

4. **Soto Street Residence CDP**, Project No. 402528, 2260 Soto Street, Zone RM-1-1. CDP to construct 2655 sf residence on vacant 3001 sf site. Coastal (non-appealable) overlay zone. Applicant: Scott Frontis.

Applicant was not present and matter was continued for a month.

5. **City of San Diego Solar Energy Systems Ordinance** – approval of comment letter to the City. Presentation: Robert Goldyn

Goldyn reviewed a proposed city solar ordinance and suggested three changes on behalf of the board. There should be a structural review (of whether the roof will support solar panels), there should be a review of hot water heaters for commercial systems, and there should be a requirement for periodic spray-downs of commercial systems.

Motion by Jay Shumaker to approve sending of letter, second by Jarvis Ross. Motion carried 9-1. In favor: Behnke, Clark, Dick, Goldyn, Krencik, Linney, Ross, Sevens, Shumaker  
Opposed: Burgess.

## **SUBCOMMITTEES**

(The secretary has requested that subcommittee chairs send an email of current members and typical meeting date and location – or whether the panel is in liaison mode. The secretary will update as they arrive. The Form Base/Long Range subcommittee is being revised.)

No reports for most of the subcommittees.

**Form Base/Long Range Planning** -- Announced as Jay Shumaker, chair, and members Amanda Behnke, Robert Goldyn, James Hare and Jarvis Ross. Announced a meeting time of 5:30 p.m. the second Tuesday of the month in the Point Loma Library. This subcommittee last met in August 2011.

**Adjourned at 9:27 p.m. to Thursday June 17.**