

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Nov. 19, 2015

APPROVED MINUTES

VOTED ON THURSDAY JAN. 21, 2016

Present: Nicole Burgess, Patricia Clark, Bruce Coons (arrived mid-session), David Dick, Robert Goldyn, James Hare, Mark Krencik, Jon Linney (departed mid-session), Peter Nystrom, Julia Quinn, Jarvis Ross, Jay Shumaker, Don Sevrens and Paul Webb.

Absent: Amanda Behnke.

Called to order at 6:36 p.m.

PARLIAMENTARY ITEMS

1. **Approval of agenda.**
2. *****Approval of October 2015 minutes.** There was a prolonged discussion over minutes issues and how to make draft minutes available to the public “as soon as possible” and “no later than the next regularly scheduled meeting” as required by the city’s revised Policy 600-24. The secretary said he was not comfortable violating City Council policy, some on the board were not comfortable posting draft minutes. The chair said she had instructed the webmaster not to post draft minutes until approved by the Board. The issue was eventually deferred to consideration with bylaws changes approval.
Chair verbalized minor changes requested to the minutes including: the discussion of establishment of the Code Compliance Subcommittee.
Motion by Hare, second by Ross to approve October minutes with minor changes requested by the chair to be conveyed to secretary. Motion carried 6-0-6. Voting in favor (6): Clark, Hare, Krencik, Nystrom, Ross and Sevrens. Abstaining: (6) Nicole Burgess, David Dick, Robert Goldyn, Jon Linney, Jay Shumaker and Paul Webb (all absent from the October meeting). Not present: Behnke, Coons.
3. **Secretary’s Report – Don Sevrens.** No report.
4. **Treasurer’s Report – Patricia Clark.** Treasury has \$268.15 and board can call on \$500 allowance from city by submitting receipts and paperwork. She has bills of \$341.56 including to reimburse chair for ink cartridges and six months of post office box (\$41). Sevrens mentioned that a postal box on Rosecrans was offered for free but was told

chair finds one in Ocean Beach at \$82 a year more convenient. In response to questions, treasurer says webmaster is paid about \$400 over the course of a year.

5. **Chair Report – Julia Quinn.** She reported on Navy preparation of an EIS for a training and testing program offshore in San Diego; deadline for comments on the scope is January 12, 2016, before the next scheduled PCPB meeting. A scoping meeting in San Diego is scheduled for December 1, 2015. The notice will be posted on the PCPB website.

6. **Appointment of Mary Cairns to PCPB Airport subcommittee. – Paul Webb.** Motion by Webb, second by Nystrom. Approved by unanimous vote with Behnke and Coons not present.

NON-AGENDA PUBLIC COMMENTS

1. **John Hartley.** Presented for an organization called Neighborhoods for Clean Elections which he said has been endorsed by 25 town councils but is not eligible for planning board endorsements. Kickoff event Jan. 9 will be past before public has access to minutes.
2. **Jim Dorsey.** Presented on the unfinished house on Plum Street. Said neighbors have Facebook page and web page (eyesoreonplum.org). A progress hearing was set for Dec. 9 and a final deadline in January. He said there is no sign of construction activity and that neighbors may ask the board in January to support demolition.

GOVERNMENT REPORTS

Council District 2 – Chair Quinn gave the report for Conrad Wear who was absent. A short-term vacation rental policy is expected to reach the Planning Commission on Dec. 3, with a minimum stay of 21 days required. A ranger has been hired for Sunset Cliffs Natural Park and an invitation will be extended to appear before the board.

City Planning – Associate city planner Tony Kempton was absent.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz said the City has approved the Ocean Beach community plan update and only one cursory vote is remaining. As she explained it, projects

asking for certain kinds of deviation from the plan may be allowed if the developer agrees to meet the Platinum level of LEED (energy and environmental) certification.

ACTION ITEMS

- 1. East Hotel Sign Plan**, Project No. 443410, 2220 Lee Court, Zone CC0-5-5 Neighborhood Use Permit (NUP) for a comprehensive sign plan. Coastal (appealable) overlay zone. Applicant: Nathan Cadieux.

Krencik said the site was within the PCPB boundaries in 1986 as it was federal land. The proposal for five signs visible from Harbor Drive and one building sign was approved by the subcommittee on a 3-1 vote with some concern about the size of totem signs.

Nathan: This – three hotels and a pedestrian/bicycle promenade -- is the last piece of Liberty Station undeveloped from the original plan.

Linney: How many parking spaces?

A: (Nathan): One-half space per room. Because of proximity to airport, many occupants will take taxis or alternate forms of transportation.

Dick: How is the cleanup of the channel coming?

A: (Nathan): Applicant is trying to mediate transfer of an aging dock to the city. City does not want to incur the remediation responsibility.

Motion by Webb, second by Shumaker. Unanimous vote to approve, Behnke and Coons not present.

- 2. Upshur CDP PM**, Project No. 403632, 2927 Upshur St., Zone RM-3-9. Coastal Development Permit and Lot Consolidation (Process 2) to consolidate two lots, demolish existing SFR and construct four apartment residences totaling 10,715 SF on 5,000 SF lot. Coastal (non-appealable) overlay zone. Applicant: Elizabeth Carmichael.

Krencik said these are future condominiums, three of two bedrooms, and one of three bedrooms with nine underground parking spaces. He thanked the applicant for willingness to get some issues changed.

Motion to approve. Motion by Shumaker, second by Clark. Approved on unanimous vote, Behnke and Coons not present.

- 3. Olson Residence, CDP**, Project No. 375221, 829 Rosecrans St., Zone RS-1-. Coastal Development Permit (CDP) to demolish existing SFR and construct 4,960 SF three-story

residence and garage. Coastal (appealable), Coastal Height Limitation, Coastal Parking Impact Overlay Zones. Applicant: Larry Pappas.

Krencik: There was no consensus at PRC but we decided to send it to the board for discussion. There are concerns about size, bulk, scale and community character. I personally feel it complies but it pushes the limits. The late discovery of a sidewalk requirement can be achieved without other impacts.

Pappas: The house is 4,500 SF, not 4,960 per the agenda and has a floor area ratio of .55. It is six feet higher from Rosecrans than the current house.

The proposed house contains 600 SF of office and den on a third story. The 24 remaining cycle issues were described as mostly engineering and water quality. The city has ordered a third cycle review.

Linney: Has cycle 37 (required sidewalk) been signed off?

A: (Krencik) None of the [remaining] cycle issues have been signed off.

Linney: Are there drainage issues?

A: (Krencik) There are drainage issues from several homes.

Sevrens: The project was presented to the Project Review subcommittee in April with only outdated plans available. It was approved by the subcommittee in July with plans not being available to the public and neighbors not present to participate. The full board in July sent it back to the subcommittee. It was placed on the September subcommittee agenda but scratched because plans still were not available. In October the subcommittee without a quorum conducted an informational hearing. In November – earlier today, a subcommittee motion to approve the project failed for lack of a second. I believe the public is being denied due process.

Apoorva Koticha: He contended that the house has a floor area ratio greater than any on the street built in the modern area (since the planning board was formed) and that there is no two-story façade along Rosecrans. He said this house is so massive it will block a coastal view from Kona Way, a designated view corridor.

Rodney Eales: The owner and architect never reached out to the community. “We’d like to work with you.”

Keith Behner: The design violates the community plan which requires that it be consistent in scale and character between old and new. A 3,000 SF garage for five cars that exits onto Rosecrans is a prescription for disaster.

David Tarin: The Yacht Club Terrace CC&R's committee asked repeatedly for the plans but was not allowed to see them until late October. We have not had them long enough to make informed judgments. Please send it back to subcommittee. We do not want to block this just for the sake of blocking.

Frank Thompson: I'm concerned about the height.

Gayle Eales: Most couples doing remodels talk to their neighbors. We did not get to talk to the owners until two weeks ago.

Laura Miller: The architect was asked to show an elevation in April. He did not produce.

Goldyn: The architect won't work with the community.

(First) motion to send project back to Project Review subcommittee and encourage architect to meet with neighbors to work out a compromise. Motion failed on a 3-9-1 vote. Voting to approve: (3) Linney, Sevrens, Shumaker. Voting against: (9) Burgess, Clark, Dick, Goldyn, Hare, Krencik, Nystrom, Ross, Webb. Abstain: (1) Coons. (Arrived too late in discussion to have enough information.) Not present: Behnke.

The first motion having failed, the board entertained a second motion.

Dick: Lopping off the office and den with an honest broker involved would be one way to compromise. I'm going to introduce a motion to deny, and cite a reason other than being too big. My reason is that a denial will bring the parties together to achieve a compromise.

Rodney Eales: I really think we can get there (agreement with the owners).

(Second) motion to recommend denial of Project 375221 with the stated reason that doing so would encourage the applicant and the community to work together to resolve neighbor objections.

Motion by Dick, second by Linney. Motion carried on a 9-3-1 vote. Voting in favor: (9) Burgess, Clark, Coons, Dick, Goldyn, Hare, Linney, Ross, Sevrens. Voting against: (3) Krencik, Nystrom, Webb. Abstain: (1) Shumaker (he is a neighbor). Not present: Behnke.

4. La Casita CDP, Project No. 427666, 4245 Del Mar Ave., Zone RS-1-7. Coastal Development Permit (CDP) to construct 700 SF companion unit to existing single-family residence. Coastal (non-appealable) overlay zone. Applicant Scott Glazebrook. Not ready for consideration, pulled from agenda.

5. Ferreira CDP, Project No. 427666, 4245 Del Mar Ave., Zone RS-1-7. Coastal Development Permit (CDP) to construct 685 SF addition and associated deck to existing single-family unit.

Coastal (appealable) overlay zone. Applicant: David Berg. Not ready for consideration, pulled from agenda.

6. ADA Warning Tile Color. Approve letter to City of San Diego to recommend it consider changing ADA warning tiles. Presentation by Nicole Burgess.

Burgess explained that bright yellow is not compatible with surroundings and is not the best color for visibility at night. She wants the city to consider better visibility choices such as brick red or even gray for new installations going forward.

She drew strong support from Coons (quoting song lyrics), Goldyn (“the proper term is ADA detectable warning surface”) and Krencik (other colors are chosen for commercial properties). Korla Eaquinta suggested a presentation to the Committee of Planning Groups – on detectable warning surfaces -- to solicit widespread support.

Motion to approve letter with minor edits suggested by Goldyn and possible guidance by Council of Planning Groups following presentation by Burgess. Motion by Hare, second by Nystrom. Unanimous vote, Behnke and Linney not present for this vote.

7. Approval of PCPB Bylaw Revisions. Approval of bylaw revisions to be consistent with city changes to Council Policy 600-24. Presentation by James Hare, Julia Quinn.

Hare explained that most of the bylaw changes are required by city to make them compatible with Council Policy 600-24 and will be put in place even if the board does nothing. The only optional changes suggested were reducing the names of standing subcommittees listed and erasing the three-year term limit for officers to allow unlimited service.

Coons mentioned the board votes each year on officers. Clark said it takes more than one year to get up to speed.

Sevrens said the board’s current practices conflict with the bylaws changes including prompt posting of draft minutes, producing annual reports on accomplishments and goals, and expenditures over \$30 without board approval.

Ross said we need clarification on how many board members can attend – but not participate – at Project Review meetings without running afoul of a no-board-quorum requirement. Hare said a city attorney opinion does exist.

Motion to approve proposed bylaws with exception that existing officer term limit be removed. Motion by Dick, second by Ross. Yes (11): Burgess, Clark, Coons (present for this vote), Dick, Goldyn, Hare, Krencik, Nystrom, Ross, Shumaker, Webb. No: 0. Abstain (1): Sevrens (not

comfortable mixing package of bylaw changes mandated by city with an optional change. Not present: Behnke, Linney (for this vote).

8. Approve Comments on Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR) for SDUSD Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project. Presentation by Julia Quinn.

Approved form of letter with chair to make minor modifications and corrections as guided by discussion.

Motion by Dick, second by Coons. Unanimous vote, Behnke and Linney not present.

SUBCOMMITTEES

- 1. Transportation – Peter Nystrom.** Conrad Wear will ask the city to eliminate the left-turn restriction from Chatsworth onto Del Mar. The city will be asked to study having two left-turn lanes from Chatsworth onto Catalina.
- 2. Airport-- Paul Webb.** He said about 200 members of the public attended the most recent Airport Noise Advisory Committee meeting. The airport staff has been asked to research and provide more metrics on airplane flight turns. In a major decision, the regional airport authority has chosen option 5 for revamping Terminal One. It will make modular changes in stages with two parking structures and other improvements and will double airport capacity to 28 million passengers a year.

Note: Although these minutes will not be seen by the public until Jan. 21, the board will be dark in December. The Project Review subcommittee does plan to meet Thursday Dec. 10.

Adjourned at 9:48 p.m. to 6:30 p.m. Thursday, Jan. 21, 2016.

*** Parliamentary item No. 2 is submitted with chair's changes as approved by the board on Jan. 21. The secretary makes no representation as to the accuracy.

■ **Submitted by Secretary Don Sevens.**