

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Jan. 21, 2016

Approved minutes. Voted on Feb. 18, 2016.

Present: Amanda Behnke, Nicole Burgess, Bruce Coons, David Dick (arrived late), Robert Goldyn, James Hare, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Don Sevrens and Paul Webb (departed early).

Absent: Patricia Clark, Mark Krencik, Jay Shumaker

Called to order at 6:32 p.m.

PARLIAMENTARY ITEMS

1. **Approval of agenda.** Moved by Linney, seconded by Coons. Approved 10-0-1 (Dick arrived late).
2. **Approval of November 2015 minutes.** Motion by Sevrens, second by Linney. Sevrens suggested that with a long agenda and a big crowd in attendance, the board not get in the typical monthly squabble and approve the minutes the secretary sent them just days after the November meeting two months ago.

The vote was 5-4-2. Voting yes: Burgess, Goldyn, Linney, Nystrom, Sevrens. Voting no: Dick, Hare, Jarvis, Webb. Abstaining: Behnke, Coons (both absent in November).

The chair ruled that the motion did not receive a majority of the voting members and the motion failed.

Motion by Dick, second by Ross to approve the minutes with corrections submitted by the chair.

Sevrens distributed copies of both sets to the board and made them available to the public after a request was made. He said that for the chair to say nothing until 2:05 p.m. of the meeting day and take up meeting time was rude to all. He informed the board that an attempt had been made to alter the October minutes posted in ways he did not consider to be factual. When that failed, the chair attempted to remove any mention of the October meeting from the website until January. The secretary refused to do so, as did the independent vendor serving as webmaster, who said both requests were in

violation of city procedures and that he resented being put in the middle of a board dispute.

The vote was 6-3-2. Yes : Burgess, Dick, Goldyn, Hare, Ross, Webb. No: Linney, Nystrom, Sevrens. Abstain: Behnke, Coons (both absent in November)

3. **Secretary's Report – Don Sevrens.** He reported that minutes for April, May and September had mysteriously disappeared from the board's website and that the chair had made an unsuccessful attempt to remove the October minutes. He said this is alarming as the minutes are official records used as support documents in hearings or litigation months or years later. Sevrens said that if the website is compromised again, it would be best to seek an alternative service.
4. **Treasurer's Report. No report, Patricia Clark was absent.** Linney asked the chair how much of a \$341.56 reimbursement request being submitted to the city would be going to the chair. The chair responded that she did not remember the exact amount and the question should be posed to the treasurer in February.
5. **Chair Report – Julia Quinn.** Reported that work on the Navy's fuel pipeline has begun.
6. **March 2016 PCPB Elections; Establish Election Subcommittee – Julia Quinn**

She reviewed procedures and requirements for the March 17 election to fill five board positions. She said that attendance at the February meeting or the candidate forum March 3 would fulfill the requirement of attending one board meeting in the prior 12 months.

Dick said he had a St. Patrick's Day commitment and asked if the meeting and election could be delayed a week to accommodate him.

After discussion, it was determined that the request was not on the agenda and could not be addressed at the January meeting. Delaying the matter for discussion until February would violate city rules to publicize the election during January and changing the election date could be unfair to the candidates and public.

Bylaws call for the first vice chair to be head of the Election subcommittee. Dick said he would not be able to do so.

Motion by Webb, second by Ross to appoint Jon Linney, who headed the Election subcommittee last year. Passed by unanimous vote.

NON-AGENDA PUBLIC COMMENTS

1. **Kenn Anderson.** He said he had discovered that past minutes were missing from the website and that sign-in sheets had been posted in an inconsistent fashion. He said draft

minutes should be posted quickly on the web so the public would be able to see them and be replaced later when approved minutes were available.

2. **Jim Gilhooly.** He said Navy had lost credibility on the fuel line replacement that has begun. He predicted traffic controls are insufficient to prevent gridlock.
3. **Paula Roberts/Matt Dorman.** Spoke on a coming project to replace water sewer lines on Catalina Boulevard.

NEW/OLD BUSINESS

None.

GOVERNMENT REPORTS

Council District 2 – Conrad Wear.

He said Council Member Lorie Zapf supports retention of a grocery at Talbot and Catalina.

He said budget priorities for the coming year include \$2.7 million for street light repair and \$200,000 to hire additional electricians to accelerate the work. An online portal to make it easier for small business entrepreneurs to meet requirements is in the works.

The budget includes \$1 million for Sunset Cliffs Natural Park for current Phase One construction with 368 feet of new trails being added. Phase Two will 1,000 feet of new trails. Both new rangers being added are on board or being trained.

In response to a question on potholes, Wear said the city now groups them and does the potholes one district at a time on a nine-day rotation.

City Planning – Associate city planner Tony Kempton was absent.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz of the Ocean Beach Planning Board said its new community plan has been approved after a 15-year effort. The board will have an election in March.

Upcoming Solar Power Installation at City Facilities – James Chen, City of San Diego. He described a rooftop solar program on public facilities that will be done with no upfront cost to the city, the Point Loma Hervey Library among them.

Canon Street Water & Sewer Replacement Project: GJ764A – Gabriel Torres, City of San Diego. He said work will begin in the summer of 2017 on a portion of Canon and some surrounding streets. The work will replace 1.26 miles of sewer pipes and 1 mile of water pipes. Traffic controls will reduce vehicle flow on Canon to one lane at times. He said that sewer line replacement running through the future pocket park at Canon and Avenida de Portugal is a separate project that will begin around December 2018.

Approved PCPB Bylaw Revisions—James Hare. Review of administrative changes made by the City of San Diego after the board voted to approve revisions on Nov. 21. He said changes were not substantive and did not require City Council approval. Quinn said revised bylaws have been posted on the website, pcpb.net.

Notice of Availability of Draft EIR for SDUSD Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project – Quinn/Dick. Draft EIR public review ends Feb. 29 with draft comments to be presented at Feb. 18 PCPB meeting.

Dick said he had volunteered to be the lead. Webb and Quinn volunteered to assist him. EIR now encompasses the stadium expansion and many other buildings on campus.

ACTION ITEMS

Note: Fresh and Easy item, number 4 on the agenda, and Land Development Code, number 6 on the agenda, were advanced to accommodate standing-room only audience and board member Paul Webb. Other items renumbered accordingly.

1. Future Use of Former Fresh and Easy Grocery Store Site. Approve letter in support of continued use of this site as a grocery store. Presentation by Mike Ryan, Neighbor
He said community has had a grocery since 1950s and there is no alternative within 2 miles over hilly terrain. CVS is trying to buy a (sub)lease on the empty Fresh & Easy space at Talbot and Catalina through Bankruptcy Court. Almost 3,000 residents have signed a petition calling for retention of the grocery space. A CVS pharmacy would be the second in the small shopping center. The landlord for the property is trying to buy back the (sub)lease and keep it as grocery space.

Motion by Webb, second by Linney to approve a letter in support of retention of grocery space.

Ross: He dislikes CVS for several reasons.

Sevrens: He asked that letter be posted on the pcpb.net website. He said Gelson's, a Los Angeles area-based chain, had analyzed the site and found the building space and parking spaces insufficient for its needs.

Cynthia Conger: CVS has three locations on the peninsula and we do not need another.

Valerie Paz: Asked Mike Ryan to present to the Ocean Beach board in March.

Architect **John Ziebarth:** He has two potential clients interested in using the space as a grocery.

Motion carried by unanimous vote.

Note: Airport subcommittee report was presented here to accommodate Paul Webb.

AIRPORT SUBCOMMITTEE

Webb: An airport advisory committee hearing drew more than 200 persons. Rep. Scott Peters was present and it was reported that congressional members are being asked to reach out to FAA officials. Webb said noise complaints had soared but that may be a factor of the current heightened public awareness. Airport staff has been directed to look at radar tracks of past airplane traffic and return in April with more information.

Linney: Many on the peninsula are more affected by noise from flights to North Island than by Lindbergh.

Coons: Safety trumps noise concerns and not every flight is told to obey requirements.

Statistics of all sorts were mentioned and Webb pledged to put the base documents on the pcpb.net website.

Note: Agenda item No. 6 (Land Development Code) was taken out of order to accommodate Webb.

1. Approve Comments on 10th Update to City of San Diego Land Development Code. Presentation by Webb. (Co-presenter Krencik was absent.)

The board is objecting to a change proposed by the City to exempt some single-family residences from the requirement to obtain a Coastal Development Permit that would eliminate PCPB and community review and input in the Peninsula community.

Coons: I favor the letter. The city is also trying to cut Save Our Heritage Organisation (SOHO) out of a portion of the historical consideration process.

Quinn: Matter came to the Committee of Planning Groups but was referred to the coastal groups as the change in question mainly affects them.

Motion to approve a letter requesting the City suspend action on the proposed land development code update for one year to enable planning boards in coastal zones to craft tailored criteria. Motion by Webb, seconded by Coons. Approved on unanimous vote.

- 2. Liberty Station Sign Plan NUP**, Project No. -1-1. Neighborhood Use Permit (NUP) for a comprehensive sign plan for Liberty Station (reference NUP 274911). Coastal (non-appealable) overlay zone. Applicant: Nathan Cadieux.

The applicant was not present and no action was taken

- 3. Ferreira CDP**, Project No. 430350, 301 San Fernando Place, 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

Motion to approve by Hare, second by Dick. Motion carried 10-0. Absent: Clark, Krencik, Shumaker, Webb (left early).

- 4. Froude Residence CDP, Project 432731**, 2257 Froude St., Zone RM-1-1. Coastal Development Permit (CDP) to demolish existing single-family residence and construct a pair of identical two-story over basement dwelling units totaling 3,428 sf on a 4,618 sf parcel. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis.

Note: One side of Froude is within the Peninsula board's district, the other within the Ocean Beach board's district.

Motion to delay Peninsula board vote until after a presentation to Ocean Beach board was made by Sevens, seconded by Linney. They later withdrew their motion in favor of a motion to recommend denial.

It was reported the Project Review subcommittee voted 2-1-1 in favor of the project after a lengthy debate but members were unsure who voted which way. They said neighbors were opposed to the density and the scale. The lot was described as being on two parcels and being 25 feet wide.

Tom Parry, Froude Street resident: The project is inconsistent with the character of the houses on the street and approaches the height limit. Parking already is a nightmare and proposed curbs would reduce on-street spaces. The neighborhood is against it.

Judy Parry, Froude Street: This will reduce our quality of life. We have about two dozen petition signatures against it just from one block of Froude and an adjoining street.

Ross: I'm in opposition because it does not conform to the community plan.

Nystrom: Parking in garages and driveways would offset loss of on-street spaces.

Dick: This proposed architecture does not look like O.B.

Goldyn: This proposal maxes out everything including the height and floor area ratio.

Behnke: The design is all hard-scape with two large garages in the front.

Motion to recommend denial by Linney, second by Dick. Motion carried 9-1. Yes: Behnke, Burgess, Coons, Dick, Goldyn, Hare, Linney, Ross, Sevrens. No: Nystrom. Absent: Clark, Krencik, Shumaker Webb (left early).

Dick: He asked Valerie Paz of Ocean Beach Planning Board if this project would have passed an advisory-only vote of her board.

Paz: It would not have passed. It would be like putting a red dot on a wedding dress.

5. Centraloma Drive Speed Bumps, 2900 block of Centraloma Drive. – Presentation by Nystrom. Approve letter to City of San Diego supporting installation of speed bumps requested by area residents.

Nystrom said the speed profile was 33 mph and below the 35 mph standard the city would require today to qualify. But neighbors have asked for speed bumps on the one-block street and city would like board's opinion.

Motion by Nystrom to approve, second by Burgess. Motion carried 8-2. Yes: Behnke, Burgess, Coons, Dick, Goldyn, Hare, Nystrom, Ross. No: Linney, Sevrens. Absent: Clark, Krencik, Shumaker, Webb (left early).

SUBCOMMITTEES

Midway Community Planning Group Liaison – Ross/Nystrom. Midway District will consider improved traffic flow configuration at Sports Arena and Rosecrans.

Form Base/Long Range Planning. With Shumaker's impending departure Behnke has been named the new chair.

Voltaire Bridge Ad Hoc subcommittee –A member of the ad hoc subcommittee asked if there had been any communication from the city. Dick, the chair, said he has had no contact but will get contact information.

Adjourned at 9:30 p.m. to 6:30 p.m. Thursday, Feb. 18, 2016.

■ Submitted by Secretary Don Sevens.