



MINUTES

Meeting Date: January 19, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on January 19, 2017, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92107. Meeting called to order at 6:33pm.

All Board members present, with the exception of David Dick and voting as indicated.

1. Approval of Agenda. M/R. Goldyn, S/J. Lohla to approve agenda with the correction to strike language to waive the requirement to underground existing utilities from Action Item No.2, Emerson Map Waiver, as this has already been done.
 Approved: 13/0/0 (Chair not voting)
 Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
 No:
 Abstain:
 Absent: Dick
2. Treasurer's Report. Treasurer Patricia Clark reported a bank account balance of \$396.09. Paid webmaster invoice of \$395.00; received City of San Diego reimbursement for amount.
3. Chair's Report. Chair Linney mentioned upcoming PCPB elections and Candidates Forum on 3/2/17. Encouraged public to run for open positions. He gave a shoutout to the Board for their work on 30 foot height limit and fighting the Emerson Street project.
4. Approval of Minutes. M/J. Quinn, S/B. Herrin to approve November 2016 meeting minutes.
 Approved: 11/0/2 (Chair not voting)
 Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Lohla, Miller, Nystrom, Quinn, . Sevrens
 No:
 Abstain: Krencik, Webb (not present at November 2016 meeting)
 Absent: Dick
5. Secretary's Report. David Dick absent. Julia Quinn, filling in for secretary.

Non-Agenda Public Comment

Name	Subject
Nicole Burgess	Will be holding fundraiser on 2/18/17 to support bicycle network improvements.
Korla Eaquinta	Frustrated with City Process 1 that allows ministerial approval of projects and then can apply for map waiver for condos after projects built, over height limit and deficient parking.
Jarvis Ross	Sea World proposing amusement park.
Jim Gilhooly	Miramar Pipeline project will shut down La Playa beach for 3-4 months in February 2017.

Government Reports

1. Council District 2. C. Wear reported the following:
 - Wabaska repaving to start early February 2017.
 - State of the City address: Chargers owe City \$12.5 M; mayor proposing TOT tax increase to fund street repairs, homeless problem, convention center expansion.
 - OB Lifeguard Station reconstruction is a #1 priority project in D2.
 - Canon Street pocket park community workshops to begin in March 2017.
 - Rosecrans Adaptive Control Center (traffic light synchronization) has gone live.
 - Venus/Ollie Street repaving scheduled to start in March 2017.
 - Repaving on Newport Avenue and Sunset Cliffs Blvd. Additional information can be found on streets.sandiego.gov.
2. Planning Department. T. Kempton not present. No report.
3. San Diego Police Department. Officer Surwilo reported on crime prevention. Contact info is: dsurwilo@pd.sandiego.gov.

New/Old Business

1. No items on agenda.

Information Items

1. Presentation on 405 San Antonio- Mike Morton (Marengo/Morton Architects). Proposing to construct 9 units (condominiums) on site located between Lawrence and McColl Streets. Buildings will be 2-3 stories. 21 parking spaces proposed in underground structure below buildings. Project has not been formally presented at PCPB Project Review Subcommittee. Chair Linney advised developer requested to be put on the agenda at this time. Project will require a Coastal Development Permit, Site Development Permit, and Tentative Map. Concerns raised by the Board included construction of a sea wall below mean high tide line and scouring of the existing beach; changes in character of the area; and beach access. The applicant said they were in discussions with the City about beach access. Other concern raised is that construction beyond the mean high tide line should be opposed.
2. Presentation on the 30-foot Height Limit in Roseville-Robert Vacchi- Director City DSD. Community concerns about the height of the Emerson/Evergreen project and how it exceeded Prop D height limit of 30-feet in June 2016. Vacchi indicated this property met coastal and base zone requirements as height could be measured from the highest surface and could be adjusted per the 1970 Uniform Building Code. Base zone allowed 40-feet in the coastal zone, so the project was approved. Subsequently the top floor was removed because it exceeded FAR requirements. Effective 12/16/16, height limit in the RM-3-7 zone in the Peninsula is now 30-feet and must be measured from lower or pre-existing grade. Vacchi said City identified 7 projects in the pipeline that exceeded 30-feet but not the 40-foot base zone that were approved pending the 12/16/16 change in the base zone requirements: 3030 Jarvis; 3020 Fenelon; 2912 Jarvis; 3015 Carleton; 3144 Emerson; 3141 Garrison; 3131 Hugo. Community raised concerns that City allowed projects out of character with community to be approved by allowing manipulation of grade and until 2011 did not have this problem. Board raised concerns about why were these other projects approved when the Municipal Code changes were pending. Vacchi indicated the City moved as quickly as possible to reduce collateral damage and sees flaws in the process. He said he would be glad to set up a meeting to discuss matter further.

Action Items

1. **2230 Etiwanda Street CDP**, Project No. 472766, Zone RM-1-1. CDP to construct 1472 SF dwelling unit to existing single family dwelling unit on 0.15-acre site. Coastal (non-appealable) overlay zone. Applicant: Steve Lombardi. Mark Krencik advised Project Review Subcommittee voted 5/0/1 to approve. Parking was issue, but was resolved. What was described as a bedroom was actually an office, with no closet and no door. M/M. Krencik, S/P.Clark to approve.
Approved 10/2/1 (Chair not voting).
Yes: Clark, Coons, Goldyn, Hare, Holasek, Lohla, Krencik, Miller, Nystrom, Quinn, Sevrens,
No: Herrin, Miller
Abstain: Webb (Has a financial interest in a nearby property.)
Absent: Dick
2. **Emerson Map Waiver**, Project No. 503585, 3144-3148 Emerson and 1355-1359 Evergreen Street, Zone RM 3-7. Map Waiver to create four condominium units (under construction) on 0.11 acre site. Applicant: Maggie Roland. Krencik advised Project Review Subcommittee voted 6/1/0 to move project forward but did have some problems: roof top deck/deck system open railing and parapet over 30-foot height limit; the way property abuts adjacent property, 6-foot retaining wall will be up to 9-feet (code specifies maximum 6-foot retaining wall) recommended minimize height of wall with open railings (condition project to remove all improvements over 30-feet. Applicant Maggie Roland said parapet cannot be changed; can paint a dark color. Cost prohibitive to change wall to adjacent property and reduce project to not exceed 30-feet. M/J. Lohla, S/D. Sevrens to deny map waiver because it was not revised to exceed 30-feet; retaining wall exceeds 6-feet; and concerns project was originally permitted as apartments and then changes to condominiums which did not allow community input into design. Approved: 12/0/1 (Chair not voting).
Yes: Clark, Coons, Goldyn, Hare, Herrin, Krencik, Lohla, Miller, Nystrom, Sevrens, Webb
No: N/A
Abstain: Holasek (has working relationship with developer).
Absent: Dick
3. **Creation of 2017 Election Committee**. Patricia Clark and Mark Krencik to assist Robert Golden. M/R. Goldyn, S/P. Webb to approve Clark and Krencik to election subcommittee. s. Approved: 13/0/0 (Chair not voting)
Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: N/A
Abstain: N/A
Absent: Dick
4. **Possible Letter of 45 Year Review for 3804 Bernice Drive-** M/P. Webb, S/J. Quinn to direct Bruce Coons to prepare response to City's 45-year review notice indicating structure is potentially historic and Secretary of the Interior standards by followed. Approved: 13/0/0 (Chair not voting)
Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: N/A

Abstain: N/A
Absent: Dick

Subcommittees

1. Airport Authority. P. Webb- Increase in early turns to the north; missed approaches up; curfew violations down. New Waypoint Padre (further south) to replace Pebble. Webinar on 2/2/17 to discuss changes.
2. Traffic and Transportation. P. Nystrom - Will schedule Del Mar left turns. City looking at traffic circle at Catalina/Chatsworth. I-8 Corridor Study to be added as information item.
3. Long Range Planning. R. Goldyn - Next meeting is 1/25/17 @ 5:45pm.
4. Parks and Recreation. D. Sevrens - Shout out to Nicole Burgess.
5. Project Review. M. Krencik - Upcoming projects include 405 San Antonio; Peeling Property on Harbor View; Sunshine Liquor on Wabaska; and Tran project.
6. Liberty Station. No report.
7. Midway Community Planning Group (Liaison). J. Hare -Homeless problem. Community plan update in process.
8. Code Compliance Subcommittee. J. Quinn -Waiting for response from City of San Diego Code Compliance on request for training at a future meeting.

Meeting adjourned at 8:55pm.

Minutes prepared by Julia Quinn