



MEETING MINUTES

March 16, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on March 16, 2017, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

The meeting was called to order by Chair Jon Linney at 6:31 p.m.

PRESENT (14): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Brad Herrin, Joe Holasek, Fred Kosmo, Mark Krencik, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevrens, Margaret Virissimo

ABSENT (1): James Hare

Parliamentary Items

Agenda:

2 information items were added to the agenda; a presentation by the chair of the Point Loma Association (Clark Anthony) and another by a representative of NTC / Liberty Station signage (Nate Cadieux). A parliamentary item on committee chair and member assignments was trailed to the end of the Action Items. An action item on a governance committee was pulled at the request of presenter David Dick. An action item to submit a \$120 voucher to the City was added as an emergency item with a two-thirds vote of the PCPB.

Agenda approved 12-0.

Abstaining: Julia Quinn (reason - action item should have been noticed).

Absent: James Hare.

Confirmation of March Election: Robert Goldyn

Goldyn introduced new board members Fred Kosmo and Margaret Virissimo and welcomed returning members David Dick, Jon Linney, and Don Sevrens. The results of the election as posted to the PCPB website and announced following the 2017 March elections are final. Thank you to the community for coming out to vote. Over 500 ballots were counted.

Election of 2017 Officers: Jon Linney

Chair – Jon Linney and James Hare were nominated.

Linney: 11 votes (Clark, Coons, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Sevens, Virissimo)

Hare: 2 votes (Dick, Quinn)

Abstained: Chair Jon Linney

Linney was re-elected as PCPB chair.

First Vice Chair – Robert Goldyn and Fred Kosmo were nominated.

Goldyn: 9 votes (Clark, Coons, Dick, Herrin, Holasek, Krencik, Lohla, Miller, Quinn)

Kosmo: 4 votes (Goldyn, Sevens, Kosmo, Margaret)

Abstained: Chair Jon Linney

Goldyn was re-elected as First Vice Chair.

Second Vice Chair – Brad Herrin and Fred Kosmo were nominated.

Herrin: 7 Votes (Clark, Coons, Dick, Holasek, Krencik, Miller, Quinn)

Kosmo: 6 votes (Goldyn, Kosmo, Sevens, Virissimo, Herrin, Lohla)

Abstained: Chair Jon Linney

Herrin was re-elected as Second Vice Chair.

Secretary – Margaret Virissimo was nominated and elected on a unanimous vote.

Treasurer – Patricia Clark was nominated and elected on a unanimous vote.

Meeting Minutes: Approval of **March** PCPB meeting minutes

March minutes were approved 7-0-6-1.

Yes: Coons, Dick, Holasek, Herrin, Lohla, Quinn, Sevens

Abstaining: Clark (absent), Goldyn (absent), Kosmo (new member), Krencik (absent), Miller (absent), Virissimo (new member)

Absent: Hare

Secretary's Report: David Dick No Report.

Treasurer's Report: Patricia Clark

Patricia Clark reported the board has \$447.92 in the bank which will be bolstered by a \$120 voucher submitted to the city. She thanked Robert Goldyn and his employer, RJC Architects for a \$200 contribution.

Motion Made by Don Sevens, Second by Bruce Coons.

Motion: Approve to submit PCPB invoice of \$120 to the city for website maintenance and services.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

Chair's Report: – Jon Linney

Jon thanked the community for re-election and stated that his focus this coming year would be on outreach and networking with other community organizations. He thanked Mark Krencik, Robert Goldyn and Laura Miller for managing a very successful and well organized election.

Non-Agenda Public Comment

Korla Eaquina - provided an update that Cabrillo mini parks have been resurfaced and the community can walk safely now on the new surface. Nimitz and Rosecrans is very concerning and she asked that we put a focus on roadway improvements. Emerson project parapets were not painted black as the community had been told, and they deserve attention due to misrepresenting Point Loma character.

Jim Gilhooly - spoke on board representing 12 different neighborhoods and we should focus on the needs and issues of all groups in our community. Requested from the board to provide the neighborhoods each member is represented in.

Jarvis Ross – spoke on the need for more awareness on behalf of the Midway planning board on homeless shelters and it is currently not being explored to clean up the streets. The plan is to work with business owners in the area to add more signage to store fronts to assist the homeless and clean up Midway community.

Michael Winn – expressed the need for a Point Loma Town Council to address community issues that are non PCPB related, he will provide a presentation to the PCPB at the next board meeting in May, main idea is to build a strong group to work with other community councils.

Clark Anthony – Point Loma Association. Welcomed the new PCPB board members and asked that the PCPB work closely with all the different Point Loma groups and clubs so that we can build relationships and work together as one to listen to the goals of other groups and network amongst each other in the community.

Nate Cadieux – Liberty Station Senior Project Manager provided brief updates on Liberty Station developments stating that there will be projects coming down the pipelines soon. He is currently working with Lori Zapf to register Liberty Station as a National Registered landmark. Board members of the PCPB suggested better signage in Liberty Station and the speaker stated there will be better signage in the promenade by July of this year and also went on to state that they are currently improving Liberty Station on google maps.

Government Reports

- Council District 2 – Conrad Wear detailed coming city budget cuts. He said Rosecrans will be repaved between now and June.
- Anthony George of the Mayor's Office introduced himself and said he hoped to appear quarterly at the PCPB meetings.
- San Diego City Planning Board Department – Tony Kempton (Not Present)
- San Diego Police Department – Officer David Surwillo (Not Present)

New /Old Business

None.

Information Items

Nimitz and Rosecrans Intersection Roadway Improvement – Kristen Byrne

McMillan Construction was present to discuss project. Project Area is Newell to Jarvis. Project will have dedicated bike lanes, sharrows (share the road arrows), etc, and the benefits shared would be to improve traffic circulation, addition of bike lanes, energy efficient street lights, storm drain treatments, preservation of jacaranda trees. Guests can go to nimitzrosecrans.com for updates on this project. Project will be reimbursed by the city not McMillan, McMillan is just the facilitator for this project.

Concerns from PCPB: widening of Rosecrans by 8 feet on the southwest side, lack of evaluation of the new smart signal lights, the bike lanes being a big issue with the heavy bus traffic on Rosecrans, speed limits, the artery of Rosecrans and median concerns were also brought up and the speaker stated that she would come back to the PCPB with answers to the board's questions and concerns.

Action Items:

- 1) Garrison Landing MW, Project No. 524769, 3141-3143 Garrison Street and 1421 -1423 Evergreen Street, Zone 3-7. Map Waiver for the creation of four residential condominium units (under construction) totaling 6,824 SF and to waive the requirements to underground existing utilities on a 0.115 acre site. Applicant: Jose Gomez. Project is asking for a map waiver. Mark Krencik expressed that there is multiple issues and concerns with this project, builders want to have transmission lines go underground and confirmed high voltage power lines will not go underground. Board made a motion and voted to deny map waiver.

Motion by Jerry Lohla, Second by Laura Miller

Motion: Recommend denial of the map waiver for 3141-3143 Garrison Street and 1421-1423 Evergreen Street for two reasons: 1) Project was rushed through DSD to avoid 30 foot height limit and 2) Project was submitted for review as single lot (apartments) to avoid project review by PCPB.

Yes: Coons, Dick, Goldyn, Herrin, Kosmo, Krencik, Lohla, Miller, Quinn, Sevrens, Virissimo

No: Holasek

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

- 2) Rosecrans MW, Project No. 533730, 1180 Rosecrans Street and 3025 Bryon Street, Zone CC-4-2. Map Waiver to waive the requirements for a Tentative Map for the creation of 16 residential condominium units and four commercial condominiums within a 41,191 SF mixed use building under construction. Applicant: Maggie Roland. Issues from PCPB board are that this project went from apartment complex to condos making project entirely different now, so the map waiver is a concern. Jacaranda trees were also removed and when asked why the trees were taken down the builder stated from the audience that the trees were rotted and that they have plans to add new trees, he went on to state that he will keep the

board informed on the new trees that will be planted should the map waiver be approved by the board.

Motion by Jerry Lohla, Second by Margaret Virissimo

Motion: Recommend approval of map waiver for Project No. 533730 subject to: recommendation that the memorial plaques be restored and Jacaranda trees of equivalent characters and scale (36' box) to the community be planted.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

- 3) Rose view TM – EOT, Project No. 530016, 3045 & 3115 Tennyson Street and 3044 Sterne Street, Zone RS-1-7. Extension of Time to Tentative Map project no. 191215 to create two new lots and lot line adjustment to 4 lots. Applicant: Anthony Christensen. Speaker stated the extension has gone to city review and no response, plans to build 3 new homes on the lot and needs more time. The project will not come through the PCPB due to no coastal permits needed to build.

Motion by Mark Krencik, Second by Joe Holasek

Motion: Approve EOT for Roseview Tentative Map.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Sevens, Virissimo

No: none

Abstention: Linney

Absent: Jim Hare, Patricia Clark (left early)

Subcommittees / Liaisons

1. Airport Authority – No Report
2. Traffic and Transportation – Brad reported that paint went down on Wabaska and Catalina
3. Long Range Planning – Meeting Wednesday @ 5:45pm PL Library
4. Parks and Recreation – No Report
5. Project Review – Mark reported Bay Front Terrace may start to charge a fee to hold meetings.
6. Liberty Station – No Report
7. Midway Community Planning Group - No Report
8. Code Compliance - No Report

Board Assignments

Motion by Robert Goldyn, Second by David Dick

Motion: The PCPB nominates committee chairs, then membership and then votes to ratify the memberships.

Yes: Coons, Dick, Goldyn, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller

No: Quinn, Sevens, Virissimo

Abstention: Linny

Absent: Jim Hare, Patricia Clark (left early)

<u>Airport Authority Transportation</u>	<u>Traffic and</u>
Chair – Fred Kosmo	Chair – Brad Herrin
David Dick Robert Goldyn Jerry Lohla Julia Quinn	David Dick Margaret Virissimo
<u>Long Range Planning</u>	<u>Parks and Recreation</u>
Chair – Robert Goldyn	Chair – Don Sevens
Jim Hare Julia Quinn Laura Miller Jerry Lohla	Fred Kosmo Julia Quinn Margaret Virissimo
<u>Project Review</u>	<u>Liberty Station</u>
Chair – Mark Krencik	Chair – Patricia Clark
Brad Herrin Julia Quinn	David Dick Margaret Virissimo
<u>Midway Community Planning Group</u>	<u>Code Compliance</u>
Liaison – Jim Hare	Chair – Julia Quinn

Meeting Adjourned at 10:34 p.m.

Minutes Submitted by Secretary Margaret Virissimo