



## **MEETING MINUTES**

June 15 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on Thursday, June 15 2017 at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

### **Parliamentary Items**

Called to order at 6:34 p.m. by Chair Jon Linney

Present (11): Patricia Clark, Bruce Coons, Robert Goldyn, Jim Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Jon Linney, Jerry Lohla, Laura Miller, Don Sevens

Absent (4): David Dick, Mark Krencik, Julia Quinn, Margaret Virissimo

Approval of agenda. M/Goldyn, S/Miller , Unanimous 10-0 approval, chair not voting, four absentees.

Approval of May minutes: Hare asked that one-paragraph committee report be added. With addition,, M/Miller,S/Kosmo, Unanimous 10-0 approval, chair not voting, four absentees.

Secretary's Report: None. Virissimo absent.

Treasurer's Report: Clark reported that \$500 allowance for fiscal year ending June 30 was used up and our account has ending balance of \$552.92.

Chair's Report: Jon Linney is the new vice chair of Council of Planning Committees, the umbrella group for the city's 42 planning boards.

### **Non-agenda public comment**

Korla Eaquina, with consent of Parks and Recreation Chair Don Sevens, reported that a landscape architect is on board for the pocket park on Avenida de Portugal. The first public workshop will be at 6:30 Wednesday July 26 at the Portuguese Hall, 2818 Avenida de Portugal.

Katherine Byron reported that an abandoned, rundown house at 4537 Newport is being inhabited illegally and is the site of activities detrimental to the neighborhood. Structure is historic but a demolition permit has posted. Don Sevens and Conrad Wear were asked to confer with her later.

## **Government Reports**

Mayor Representative Anthony George – Absent

Council Representative Conrad Wear – Traveled to after Voltaire bridge.

Planning Dept. Representative Tony Kempton – Absent

Police Dept. Representative David Surwilo – Absent

## **New/Old Business**

Voltaire Street Bridge Project update – Don Sevens

He reported good news. Discussions with the city have resumed, the city granted a request to name a trouble-shooter to assist. Merchants and residents are working to have improvements added at the end of construction by a contractor hired at community expense. The anticipated improvements include a metal railing that will create the appearance of a suspension bridge and six ornamental lamp posts that likely will set the tone for enhancements on the entire corridor. Sevens said the city now has the attitude of “Let’s work together to see if we can make this happen.”

## **Government Report**

Conrad Wear – He said bus route 84 will continue until at least September and progress is being made toward keeping it open. About \$200,000 worth of street trees are available in the district upon resident request. He said \$1.17 million is available for an aquatic center in Liberty Station, using funds from the Midway District.

## **Information Items**

1) Announcement of September 2017 Portuguese Chapel dedication – Carl Silva. Silva was absent and presentation was postponed

2) Chair, with consent of board, added a presentation by Chevelle Tate, field representative for State Senator Toni Atkins. She said a bill is working its way through for affordable housing. Also, that it is up to the cities to prepare policies for implementing granny flats per a new state law.

3) Presentation on the draft Midway-Pacific Highway Community Plan – Vicki White of San Diego Planning Dept.

She said the district is generally within half a mile of transit service but lacks park and recreation facilities, lacks pedestrian and bicycle safe routes and is short on community identity. Parks are planned but will be more like plazas than grass fields. In the future 12-foot sidewalks will serve pedestrians and bicyclists. A new recreation center is proposed for 1.5 acres at Hancock and Kurtz. An EIR on the community plan should be finished by March 2018.

4) Presentation on I-8 Corridor Study – Scott Strelecki of SANDAG

He presented a review of various options for exits along a 10-mile stretch of Interstate 8. He said full interconnection of I-8/I-5 is too expensive and further research needs to be done.

5) Soccer City Presentation (in favor) – Nick Stone of Soccer City proponents. He made the case for a soccer and SDSU stadium, presented factoids on soccer popularity and need for related development for the project to pencil out. He said the soccer league would not wait until November 2018 to award franchises and they are seeking a November 2017 San Diego vote.

## Action Items

1) Brown Residence CDP – (Architect) David Underwood. Project No. 543193 829 Cornish Drive, one RS-107, Coastal Development Permit for the remodel and two-story addition to an existing R totaling 3,011 SF on an existing 7195 SF site. Coastal (non-appealable) Overlay Zone.

Brad Herrin said the Project Review Committee lacked a quorum but the two members present liked the design very much on a lot constrained by narrowness and a bluff.

Parliamentarian Don Sevrens pointed out that Robert's Rules on page 347 states that when a committee lacks a quorum "any business transacted... is null and void."

The applicant said the project would increase the square footage from 2,000 to 3,000 and board members complimented the design.

M/Lohla, S/Kosmo to recommend approval. 9-0-2-4. Linney (chair) and Sevrens (likes design, opposes procedural violation) abstaining. Absent: Dick, Krencik, Quinn, Virissimo.

2) Letter to California Coastal Commission regarding Peninsula RM Base Zone Height Limit – Conrad Wear

Board is being asked to write a letter to the commission requesting that it adopt our base zone change at the soonest available meeting instead of delaying to the October meeting in San Diego.

The commission is being asked to weigh in on just a portion of the Roseville height zone – the area east of Rosecrans. Board members said there is no reason to delay until October. Motion to send a letter so stating. M/Goldyn, S/Herrin. Passed unanimously 10-0, chair not voting, four absent.

3) Soccer City initiative for Qualcomm Stadium property – Joe La Cava Presentation on whether the board wants to voice an opinion on the Qualcomm Stadium site in advance of City Council votes in late June.

La Cava said the initiative was pushed through without any public review. He said a coalition he is involved with wants a public vote instead of council approval. A vote is key, the timing not so much but his group believes 2018 would be better.

The potential ask would be for the board to support a public vote and to support doing so in 2018.

There were board questions and discussion about appropriateness of taking a stand on a citywide issue. In the end, no motion was offered.

#### 4) Roseville Height and Bulk Amendments / LRP Committee Process – Jim Hare

Asking the board to concur with LRP Committee proposal for City Council amendments for height and bulk in the Roseville neighborhood. A) Adoption of a type of zone. B) Affirmation of absolute height C) Required review of developments exceeding 90% of zone-permitted height and/or 80% of zone-permitted floor area ratio.

Hare said the proposal would protect legacy ownership and affected the Roseville neighborhood west of Rosecrans.

Goldyn and others said this would force a review on projects that push the limits.

Hare said the letter, if approved, would be held and submitted with a series of proposed amendments to be taken up in coming months.

Motion to approve and hold letter until later. M/Hare, S/Goldyn. Unanimous 10-0 approval. Chair not voting, four absentees.

#### 5) Affordable / Work Force housing in the Peninsula community – Jerry Lohla

He likes what the city is doing in the latest generation of affordable or work force housing. He said the letter will advise Council Member Lorie Zapf that we need this kind of housing. Lohla worked for the Housing Commission up until two years ago.

Joe Holasek said there are financial reasons -- land values – why no one is doing this in the Peninsula district. Lohla countered that there are economic opportunities in rehabbing.

Conrad Wear suggested that a copy of the letter be sent to the Housing Commission as well.

Motion to approve letter. M/Goldyn, S/Hare. Unanimous 10-0 approval, chair not voting, four absentees.

#### 6) Appointment of Alternative PCPB Representative to Airport Noise Advisory Committee – Fred Kosmo

He suggested Jerry Lohla would be a great alternate, already attending meetings and with a background as naval aviator knowing more about planes than any of us.

Motion to approve Lohla as alternate. M/Kosmo, S/Holasek. Unanimous 10-0 approval, chair not voting, four absentees.

### **Subcommittee and Liaison Reports**

Airport Authority – Fred Kosmo. Mentioned the next meeting of the Airport Noise Advisory Committee.

Traffic and Transportation – Brad Herrin. No report.

Long-Range Planning – Robert Goldyn. Committee moving forward slowly.

Parks and Recreation – Don Sevens. The pocket park has reached an exciting stage. Remember the date: 6:30 p.m. Wednesday July 26, Portuguese Hall.

Project Review – Mark Krencik. Absent, no report

NTC/Liberty Station – Patricia Clark. No report.

Code Compliance – Julia Quinn. Absent, no report.

PCPB/OBPB Ad Hoc -- Jon Linney (Ad Hoc). Updated on vacation rental situation.

Adjourned at 9:24 p.m. to Thursday July 20.

- Submitted by Don Sevens