



MEETING MINUTES

July 20, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on Thursday, July 20, 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 6:32 p.m.

PRESENT (13): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Jim Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Mark Krencik, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevrens, Margaret Virissimo

ABSENT (0):

Parliamentary Items

Meeting Minutes: Approval of **June** PCPB meeting minutes by Jerry Lohla second by Laura Miller.

June minutes were approved 14-1-0

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

Abstaining: Linney

Absent:

Secretary's Report: Margaret Virissimo

No Report

Treasurer's Report: Patricia Clark

Reported that our PCPB bank account balance is currently \$552.92

Chair's Report: Jon Linney

Jon Linney spoke about the Canon Street Pocket Park workshop to be held at the Portuguese hall in Point Loma, July 26 @ 6:30pm. He encouraged that all board members attend this meeting. Julia Quinn requested that the flyer for workshop be posted onto PCPB social media Facebook page.

Non-Agenda Public Comment

Nancy Caine – introduced herself stating she sits on the ANAC subcommittee she spoke on reminding the community to be respectful and mindful when submitting complaints for airport noise and other issues and to simply keep it professional.

Government Reports

- Anthony George of the Mayor’s Office – (Not Present)
- Council District 2 – Conrad Wear could not be present, in his absence Mr. Andrew Huelga provided updates on the following:
 - MTS has informed the city that instead of completely eliminating Route 84 (as was proposed), they would like to increase direct commuter routes in the morning and afternoons. MTS would also add service on major national holidays such as the Fourth of July, Memorial Day, etc.
 - Police Retention, hoping to address salary and staffing issues soon.
 - PL Summer Concerts series, Lori Zapf donated \$7,000 to this concert and he also mentioned that the board and community support this fun event.
 - Lori Zapf will be attending a farewell event for Capt Howard from the US naval base.
- San Diego City Planning Board Department – Tony Kempton (Not Present)
- San Diego Police Department – Officer David Surwillo stated as beach season is coming to an end, fall shifts will be taking place soon in the community. Quality of life issues are still being addressed and if anyone has community non-emergency issues continue to call the non-emergency number 619 521-2000. He also mentioned that the focus currently needing extra attention is Comic Con in downtown. He wished everyone a happy and safe summer and to protect your homes he suggested that residents start to install the “RING” doorbell device to prevent theft and other issues currently in the community of Point Loma.

New / Old Business

3144 – 3148 Emerson Street and 1355 – 1359 Evergreen Street Map Waiver.

At the 01-19-2017 PCPB meeting, a motion was approved to deny the map waiver for 3144 – 3148 Emerson Street and 1355 – 1359 Evergreen by a 12 / 0 / 1 vote 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. Decision of the hearing office of the Planning Commission was made to approve the project. Community members and board members had requested that the PCPB chair file an appeal on the decision, and the PCPB chair made the decision to refrain from an appeal due to a number of concerns he expressed in an email to the board members. Because the time has lapsed to file an appeal, the PCPB board has the opportunity to support the appeal that was filed by a community member. The board discussed the topic and no action was taken on the topic.

Informational Items

SDG&E Point Loma substation on Wabaska and Udall – system reliability upgrade. (Don Sevrens)

Sevrens reported that Wabaska would be torn up just months after a resurfacing and striping with apparent communications breakdown between utility and city. Road work starting in August and running to June. Utility has promised to restore Wabaska, Wells and Udall to their prior condition. Community advocates Nicole Weber, Linda Weber and Don Sevrens plan to meet with SDG&E reps to discuss road restoration, lack of sidewalk on SDG&E property, and utility plans for re-landscaping. [That meeting occurred Aug. 4 and the dialogue on all three topics was constructive.]

Action Items:

1. 3424 and 3434 Jennings Street CDP – Applicant: Davin McLaughlin

Located in the wooded area, this project will be a proposed 2 single family home lot, the lots are extremely small. A prior board for the PCPB had approved the project in 2009 based on different suggestions and developments, project was then permitted in 2011. Many concerns from the board included storm drain issues, alley in the back of the property and retaining wall structure issues were major concerns of the current board members. Mark Krencik confirmed and stated project currently meets code compliance standards.

1st motion made for project 3424 and 3434 Jennings Street CDP

Motion made by Fred Kosmo Second by Don Sevrens

Motion: Moved to deny the 3424 and 3434 Jennings Street project as the project is inconsistent with the character of the wooded area neighborhood and should be consistent with neighborhood.

Yes: Coons, Kosmo, Lohla, Miller, Sevrens

No: Clark, Dick, Goldyn, Hare, Herrin, Holasek, Krencik, Quinn, Virissimo

Abstention: Linney

(5-9-1) Motion Denied

2nd motion made for project 3424 and 3434 Jennings Street CDP

Motion by Margaret Virissimo Second by Patricia Clark

Motion: Moved to approve the CDP for project 3424 and 3434 Jennings Street

Yes: Clark, Goldyn, Quinn, Herrin, Holasek, Krencik, Virissimo

No: Coons, Dick, Hare, Kosmo, Lohla, Miller, Sevrens, (Tie Breaker Jon Linney)

Abstention:

(7-8-0) Motion Denied

2. **2826 Perry Street Residence CDP and VAR – Applicant: Bruce Peeling**

Speaker made a presentation and asked for a CDP and VAR, city is being tough needs the PCPB board to support this request. No concerns from the community, audience members. Mark Krencik stated he does not see no major issues, project review committee voted in favor of project.

Motion by Don Sevrens Second by Margaret Virissimo

Motion: Move to approve CDP & Variance request for property 2826 Perry Street

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

No: none

Abstention: Linney

(14-0-1) Motion Passed to Approve

3. **Companion Unit Regulations – Robert Goldyn**

City staff has proposed an amendment to the City's municipal code and local coastal program to modify the companion unit regulations. Planning Commission Report explains several senate and assembly bills that have been passed, and provides recommendations on these bills from the Technical Advisory Committee, Technical Monitoring Team, and the Community Planners Committee.

Motion by Jim Hare Second by Margaret Virissimo

Motion: Approve staff recommendation for companion units with additions per the CPC code monitor team and the tech advisory team.

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Virissimo

No: Clark, Sevrens

Abstention: Linney, Kosmo, Quinn

Absent: Dick (left early)

(9-2-3-1) Motion Passed to Approve

4. Project Review Coordination at the boundaries of the Peninsula Community with neighboring communities – Jim Hare (on behalf of LRP Committee)

Jim Hare discussed LRP talking points on handling projects so that projects don't get sent to Other groups etc without discussing with PCPB board. Jon to work with Jim Hare on attending meetings outside the PCPB boundaries.

Motion by Jim Hare, Second by Laura Miller

Motion: Move to approve boundary proposal by LRP committee with accordance to adjust list under items 2A-2E.

Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Kosmo, Krencik, Lohla, Miller, Quinn, Virissimo

No: none

Abstention: Linney, Sevens

Absent: Dick (left early)

(12-0-2-1) Motion Passed to Approve

5. InternetServicePros Invoice – Patricia Clark

Patricia Clark reported she received an invoice from our internet webmaster for \$120.

Motion by Fred Kosmo, Second by Margaret

Motion: Move to approve that Patricia Clark ask the city to pay the \$120 webmaster invoice for InternetServicePros. If the city will not pay the invoice, Patricia Clark is authorized by the PCPB board to pay the invoice from PCPB bank account.

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

No: none

Abstention: Linney

Absent: Dick (left early)

(13-0-1-1) Motion Passed to Approve

Subcommittees / Liaisons

1. Airport Authority – Fred Kosmo reported next ANAC meeting will be in August at 4pm at the Portuguese Hall in Point Loma.
2. Traffic and Transportation – No Report
3. Long Range Planning – LRP scheduled meeting for 7/26 and again 8/23 at the Point Loma Library, follow us on facebook for meeting details and on our website.
4. Parks and Recreation – No Report
5. Project Review – No Report
6. Liberty Station – No Report
7. Midway Community Planning Group - No Report
8. Code Compliance - No Report

Meeting Adjourned at 9:52 p.m.

Per our chair Jon Linney there is no PCPB meeting in August.

Minutes Submitted by Secretary Margaret Virissimo