



## MEETING MINUTES

September 21, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on Thursday, September 21, 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 6:35 p.m.

**PRESENT** (11): Robert Goldyn, Jim Hare, Brad Herrin, Joe Holasek, Mark Krencik, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevrens, Margaret Virissimo

**ABSENT** (0): Patricia Clark, Bruce Coons, David Dick, Fred Kosmo

### Parliamentary Items

#### **September Agenda:**

Motion made by Margaret Virissimo Second by Jerry Lohla to approve **September** Agenda

Yes: Goldyn, Hare, Holasek, Krencik, Lohla, Quinn, Sevrens, Virissimo

Abstaining: Linney (chair does not vote)

Absent: Herrin (late), Miller (late), Clark, Coons, Dick, Kosmo

(Approved 8-1-6) Motion Passed

**Meeting Minutes:** Approval of **July** PCPB meeting minutes.

Motion made by Jim Hare Second by Jerry Lohla to approve **July** PCPB meeting minutes.

Yes: Goldyn, Hare, Holasek, Krencik, Lohla, Quinn, Sevrens, Virissimo

Abstaining: Linney (chair does not vote)

Absent: Herrin (late), Miller (late), Clark, Coons, Dick, Kosmo

(Approved 8-1-6) Motion Passed

**Secretary's Report:** Margaret Virissimo

No Report

**Treasurer's Report:** Patricia Clark

On behalf of Patricia, Robert Goldyn reported that our PCPB bank account balance is currently \$672.92

**Chair's Report:** Jon Linney

Jon Linney spoke briefly about the Canon Street Pocket Park workshop that was held at the Portuguese hall in Point Loma, on July 26 @ 6:30pm. He stated that the meeting went well and there will be another meeting coming soon in November, he asked that Margaret Virissimo speak on behalf of the UPSES Portuguese chapel dedication. Margaret mentioned that the Chapel dedication went extremely well and now the chapel is a National Registered Historical Landmark. Linney also mentioned CPC would be discussing affordable housing short term vacation rentals.

**Non-Agenda Public Comment**

**Michael Winn** – introduced himself stating he is the main point of contact for the Point Loma Town Council. He went on to state that they are currently recruiting volunteers, sponsors, supporters and donors and to go to [www.pointlomatowncouncil.org](http://www.pointlomatowncouncil.org) for more information on how to get involved with the group.

**Jarvis Ross-** presented a letter that was sent to him signed by the current PCPB Chair in regards to affordable housing. Mr. Ross expressed concerns that the Chair must acquire board approval prior to providing to representing the board publicly on any topic. Jim Hare noted that the letter in question was brought before the PCPB by the Long Range Planning committee and the board had approved signing and distribution of the letter on Affordable Housing. Furthermore PCPB bylaws permit the chair to represent the PCPB as the primary spokesperson for local news media and for press release.

**Korla Eaquinta-** spoke on the importance of filing appeals if we deny a project. Expressed concerns for the signage on the new Bellamar condos on Rosecrans. Korla also attended the Canon St Pocket Park meeting and stated the group presented two art concepts. The final concepts will be presented in November so she encouraged guests to attend meeting. Korla noted her attendance at the Long Range Planning committee meeting that provided a presentation and overview on housing and development needs in San Diego. She commended the LRP team for providing a public educational presentation.

**Jim Gilhooly-**reported on letter to the Union Tribune on the homeless issue that was signed by Jon Linney as Chair of the PCPB. He asked if Mr. Linney got approval to send this letter to the UT. Linney stated he received a call from Kevin on this matter and the Chair is the representative.

**Janet Axtater-** reported briefly on 3424 and 3434 Jennings Street project stating they have over 500 community signatures in opposition of project. The major concerns for neighbors is that the project is not in compliance with the neighborhoods character and they do not want to see two homes on the lot.

**Charles Kleinhans-** lives in the wooded area and spoke on the 3424 and 3434 Jennings Street project stating his concerns are the drainage issues and lots of violations on this lot. Again does not fit with the character of the wooded area community. He went on to state that he hopes we protect our communities more from these aggressive developers. He has lived in his home for 17 years and has experienced many dangerous mud slides in this area and hope the project is stopped by the city.

**Government Reports**

- Council District 2 –Mr. Andrew Huelga provided updates on the following:
  - October 23 2017 will be a hearing about short term vacation rentals. In Point Loma alone we have over 1400 vacation rentals, Lori Zapf knows it needs to stop so that we can focus on getting our normal housing and neighborhoods back instead of rentals. As of today, residents that live on the property can operate short term rentals however they must live on the property.

- Rosecrans recent daytime delays in the morning is due to repairing and repaving roads from the Navy's Pipeline Replacement Project. The project is to not exceed past Friday the 29<sup>th</sup> of September and the drilling is being done in the early morning opposed to evening so the workers do not disrupt sleep in the evenings. Expected completion date is 9/29/17  
No updates on the Rosecrans street widening project.
  - PL Summer Concerts series, Lori Zapf donated \$7,000
- San Diego Police Department – Officer David Surwillo stated shifts will be taking place soon in again in the community. Please continue to call the non-emergency number 619 521-2000 to report all issues in the community. He also the Veterans tents are going up soon, lots of major positives and the tents will be for vets only, not open to all homeless individuals. The qualified individuals that do get a spot in the tent are part of a special program to help get them back on their feet. Officer Surwillo stated that they are extremely short staffed right now in the Western Division and currently down by at least 200 officers so please be patient.

### **New / Old Business**

No Reports

### **Informational Items**

No Reports

### **Action Items:**

**1. 3340 / 3328 Harbor View Drive (SDP, CDP, and LLA) – Tony Christensen**

Site Development Permit, Coastal Development Permit and Lot Line Adjustment of three existing lots with two existing residences to three reconfigured parcels on a 0.97 acre site. The site contains 0.27 acre environmentally sensitive lands. Coastal (non-appealable) and Coastal Height Limit overlay zones.

Mark Krencik said Project Review Committee voted to send to the full board with no recommendation.

He explained prior history of a five-lot iteration, denial recommendation by planning board, successful appeals, rejection by City Council because of unstable hillside and litigation involving applicant.

A March meeting discussed history of the slopes and lack of fire department access. A May meeting discussed a proposed two-story, 3,700 square-foot home.

Former City Councilman Byron Wear said the crumbling sandstone site presented the same issues as the Jessop Estate, which the City Council rejected. Frank O'Dwyer said Martinez at the bottom edge of the site was closed to vehicle traffic in 1982 after a landslide and conditions have worsened. Sale to a different owner introduces uncertainty. Former Point Loma chair Robert Tripp Jackson spoke against the project.

Patrick O'Neil, an attorney and spokesman for the neighborhood, said the project should be rejected because it was improperly noticed and the unstable hillside and drainage issues. He said if a lot line reconfiguration is approved, it should be conditioned on submission of finalized plans to the planning board, a retaining wall, indemnification of the City and planning board, prohibition of further development (houses four and five) and resolution of geotechnical and storm water issues.

Board member Sevrens said there is incredible liability for the City, which is still the owner of Martinez, when the hillside collapses. After severe storms, the City supplies portable generators and pumps to Runnymead Lane residents just below the site to the east, a recognition that the City is aware of major drainage issues.

Goldyn said that despite late developments just hours before the meeting, delaying a vote would serve no purpose. Hare said that laymen are not qualified to challenge the City's geotech survey, only experts.

Krencik said he had concerns about the three- in- one lots reconfiguration and the hillside, especially in light of landslides in 1977, 1981 and 2005.

M/Sevrens and S/Lohla to recommend denial of lot line adjustment or approval of a third house on the site. It is being opposed in its entirety because it is situated on an unstable hillside, an independent geotechnical survey commissioned by the neighbors shows it is unstable, is the source of previous landslides, no retaining wall or adequate runoff capture is proposed, involves environmentally sensitive land and offsite remediation is considered unacceptable. Further the project is not in compliance with the Community Plan (Page 109), involves uncertainty as land is currently being marketed for sale to unknown developer, and is opposed by several hundred neighbors. Additionally this presents severe liability to the City and no indemnity bond in case of landslide is being posted. The board authorizes appeal if necessary.

Motion Made by Don Sevrens, second by Jerry Lohla to deny Harborview Lot Project on 3340/3328 line revisions and the ability to build new (third) home. Reasons are unstable hillsides, project against community plan (page 109), severe liability to city, intense neighborhood oppositions, uncertainty of new owner and plans, lack of retaining wall, environmentally sensitive land, and lastly the board authorizes future appeal if necessary to deny project.

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

Abstaining: Quinn (did not have enough info) Linney (chair does not vote)

Absent: Patricia Clark, Bruce Coons, David Dick, Fred Kosmo

(Approved 9-2-4)

Motion Passed to Deny Project

## **2. 3135 Hugo Street (Tentative Map Waiver) – Maggie Roland**

Speaker made a presentation and asked for a Tentative Map Waiver to sell condos to individual consumers with no restrictions except to not exceed the 30foot height limit on project. Mark Krencik confirmed project was reviewed by the PCPB Project Review committee last Thursday and the committee really did not have any issues since the project is already grandfathered through the city pipelines. Mark went on to mention that it does also meet the parking standards for the project.

Motion Made by Margaret Virissimo, second by Joe Holasek to approve Map Waiver on 3135 Hugo Street with the conditions in CC&R's

Yes: Goldyn, Hare, Herrin, Holasek, Krencik, Virissimo

No: Lohla, Miller, Quinn, Sevrens

Abstaining: Linney (chair does not vote)

Absent: Patricia Clark, Bruce Coons, David Dick, Fred Kosmo

(Approved 6-4-1-4)

Motion Passed to Approve Tentative Map Waiver

### **3. Long Range Planning Subcommittee Membership – Robert Goldyn**

Goldyn presented request from Laura Miller to be removed from the LRP committee, allowing additional board members to join the team if desired. No action was taken.

### **Subcommittees / Liaisons**

1. Airport Authority – In Chair Fred Kosmo's absence, Jerry Lohla provided a summary of the August 16, 2017 meeting of the Airport Noise Advisory Committee (ANAC), including an update on the FAA's Quieter Homes Program, and the Airport Authority's year over year statistics on Missed Approaches, Early Turns, Curfew Violations, and Noise Complaints at SAN. Whether the San Diego Regional Airport Authority will continue ANAC as an advisory group after its September 2017 report to the Airport Authority is uncertain.
2. Traffic and Transportation – Next Meeting will be on Wednesday October 11 @ 5:30pm at the Point Loma Hervey Library. Items that will be discussed: Wabaska Sidewalks, Capital Improvement Projctcs, Catalina Road Diet and Discussion of Dangerous intersections that need attention.
3. Long Range Planning – Robert Goldyn reported that the LRP is scheduled to meet on September 27, 2017 5:45 at the Library downstairs meeting room. All community members are encourage to attend and support the effort. We have been working towards a number of items with intention of bringing before the PCPB in October. These items include policy, recommendations, and support of issues pertaining to Small Parcel Lot Consolidation, Tentative Map Waivers, and Short Term Vacation Rentals.
4. Parks and Recreation – Don Sevrens reported that citizens turned out at the second workshop for the Avenida de Portugal pocket park on Sept. 19 and were presented with a choice of two conceptual plans. They liked 90 percent of No. 1 and a couple features from the second. The landscape architect will make those changes and offer a final conceptual plan for a vote on Thursday Nov. 9. That meeting will be at 5:30 Nov. 9 in the Point Loma Recreation Center on organization's about adopting the park for once-a-year special cleanups. Money for the park is in place and approval votes have been unanimous every step of the way. Projected opening is 2020.
5. Project Review – Mark Krencik reported that he only received one project this month (September)for review and he has about 8 overall new projects coming down the pipelines that includes the Famosa Slough.
6. Liberty Station – No Report
7. Midway Community Planning Group –Jim Hare referred to his memo report of 9/20/17 detailing two key items discussed at the Midway CPG meeting: (1) the Midway Pacific Corridor plan update Draft Environmental Impact Report is now scheduled to be released in November for a 60-day public review; and, (2) SPAWAR staff presented a proposed solicitation for a development partner for their 60 acres.
8. Code Compliance - No Report

9. OBPB/PCPB Joint Ad Hoc: Jon Linney had no update. When asked by subcommittee member Julia Quinn when a meeting would be scheduled, Linney said that the 6 month term for the subcommittee had passed so the subcommittee would be disbanded.

10. Governance Ad Hoc – No Report

**Meeting Adjourned at 9:05 p.m.**

Minutes Submitted by Secretary Margaret Virissimo