



## MEETING MINUTES

October 19, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on Thursday, October 19, 2017 at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego California 92106.

The meeting was called to order by 2<sup>nd</sup> Vice Chair Brad Herrin at 6:35 p.m.

PRESENT (10): Bruce Coons, David Dick, Jim Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

ABSENT (5): Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller

### Parliamentary Items

#### October Agenda:

Motion by David Dick, second by Joe Holasek to approve **October** Agenda

Yes: (9) Bruce Coons, David Dick, Jim Hare, Joe Holasek, Fred Kosmo, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

Abstaining: (1) Herrin (acting 2nd vice chair does not vote)

Absent: (5) Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller

Approved 9-1-5

#### Meeting Minutes: Approval of September PCPB meeting minutes.

Motion by Julia Quinn, second by Joe Holasek to approve September PCPB meeting minutes with suggested edits sent to the board via email from Julia Quinn. Friendly amendment was accepted to revise Julia's version to show that in fact she did not vote on the Harborview applicant but abstained because she "did not have enough information."

Yes: (4) Jim Hare, Joe Holasek, Jerry Lohla, Julia Quinn

No: (2) Don Sevrens, Margaret Virissimo

Abstaining: (4) Herrin (acting 2nd vice chair does not vote), and Bruce Coons, David Dick and Fred Kosmo, all of whom were absent in September.

Absent: (5) Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller

Approved 4-2-4-5

#### Secretary's Report: Margaret Virissimo

No Report

**Treasurer's Report:** Patricia Clark (absent)

Brad Herrin (acting 2nd vice chair) provided an update on Patricia's behalf:

9/18 Treasurer deposited the reimbursement check from the city for \$120.00

9/28 Paul Grimes/ServicePros Web Management cashed check for \$120.00

9/30 Ending bank balance for September is \$552.92

**Chair's Report:** Jon Linney (absent)

Brad Herrin (acting 2nd vice chair) provided an update on CPC Meeting.

Community Planners Committee - major discussion was on two topics. (1) Affordable housing Regulations and (2) 11th update to the Land Development Code. City Planning Department presented amendments to the Affordable Housing Regulations, including mandates recently enacted by Assembly Bills, with a few local changes in addition. The 11th Update to the Land Development Code portion entailed the CPC voting on approximately 75 recommendations made by the CPC's adhoc

**Non-Agenda Public Comment**

**Jarvis Ross**—Spoke in regards to the importance of following our bylaws and questioned a letter to the editor submitted by the PCPB chair.

**Matt Strabone**- Candidate for Assessor/Recorder/County Clerk presented his campaign to the PCPB board.

**Julia Quinn**- Spoke in regard to re-forming a joint ad hoc committee with the Ocean Beach Planning Board.

**Janet Axtater**- Reported briefly on 3424 and 3434 Jennings St. project, stating they have more than 500 community signatures in opposition to the project. The major concerns for neighbors are that the project is not in compliance with the neighborhood character and they do not want to see two homes on a tiny piece of property. They will continue to fight and asked that we bring the project back on the PCPB agenda in November for a re-vote.

**Charles Kleinhans**- lives in the Wooded Area in Point Loma and expressed his concerns about drainage and other issues for the 3424 and 3434 Jennings St. project.

**David Jones**- lives at 855 Loma Valley Place and also asked for reconsideration for the board to bring back the 3424 and 3434 Jennings St. project and revote on project.

**David Dick**- stated he would ask the PCPB chair Jon Linney to add the 3424 and 3434 Jennings St. project to the November agenda as a possible action item. Fred Kosmo mentioned that we need to make certain the applicant/developer is invited to the meeting.

## Government Reports

- San Diego City Council District II – Conrad Wehr
  - Will provide more details on the West Mission Bay project at our next meeting.
  - Police Department has reached a 10-year agreement for 20-25% salary increases.
  - Lori Zapf is very concerned with panhandling and will focus on the issue over the next few months in the Midway Area to help improve the business district.
  - Zapf's office was not aware of the major repaving issues on Rosecrans or the construction delays that have been taking a toll on residents lately in Point Loma. Avoidable problem with construction and repaving should be reported immediately to the District 2 office.
  - MT 84 bus routes are going smoothly, two new direct routes have been added and synchronized with Coaster schedules.

### New / Old Business

No Reports

### Informational Items

- West Mission Bay Drive project updates – San Diego Public Works Department.
- **City of San Diego's Sewer and AC Water Group 764A Project – Capital**

Improvement Project to replace 8,300 linear feet of sewer and 5,700 linear feet of water mains in the Peninsula Community. Vic Salazar said the project will start in about a week and could run until November 2018. He provided a map of streets affected, mainly in the area between Talbot and Canon. Residents within 300 feet will receive notifications.

### Action Items:

#### **1. Short Term Occupancy and Home Sharing Use Ordinance (STVRs) City Council District II Representative- Conrad Wehr**

Reviewed DRAFT ordinance supported by Councilmember Zapf regarding Short Term Vacation Rentals. Ordinance was tentatively scheduled to come before City Council Oct. 23.

Motion by Jim Hare, second by Fred Kosmo to continue any discussion until November.

Yes: (9) Bruce Coons, David Dick, Jim Hare, Joe Holasek, Fred Kosmo, Jerry Lohla, Julia Quinn Don Sevrens, Margaret Virissimo

Abstaining: (1) Herrin (acting 2nd vice chair does not vote)

Absent: (5) Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller

Approved 9-1-5

## **2. Substandard Parcel Consolidation- Jerry Lohla on behalf of Robert Goldyn and the LRP committee**

Committee is asking the board to approve sending a letter to the City in support of lot consolidation of any parcel or unit of land that does not conform to standards for minimum parcel size under the applicable zone when lots / parcels have common ownership. Robert Goldyn on behalf of LRP committee

Motion by Jerry Lohla, second by Bruce Coons to approve letter as drafted.

Yes: (8) Bruce Coons, David Dick, Jim Hare, Joe Holasek, Jerry Lohla, Julia Quinn  
Don Sevrens, Margaret Virissimo

Abstaining: (1) Herrin (acting 2nd vice chair does not vote)

Absent: (6) Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller and Fred Kosmo (left early)

Approved 8-1-6

## **3. Tentative Map Waiver – Jim Hare on behalf of Robert Goldyn and the LRP committee**

Committee asks board to seek a City policy to encourage voluntary reviews by planning board for multi-family projects prior to issuance of permits.

Motion by Jim Hare, second by Margaret Virissimo to approve letter as drafted.

Yes: (8) Bruce Coons, David Dick, Jim Hare, Joe Holasek, Jerry Lohla, Julia Quinn  
Don Sevrens, Margaret Virissimo

Abstaining: (1) Herrin (acting 2nd vice chair does not vote)

Absent: (6) Robert Goldyn, Patricia Clark, Mark Krencik, Jon Linney, Laura Miller, Fred Kosmo (left early)

Approved 8-1-6

### **Subcommittees / Liaisons**

1. Airport Authority – At the ANAC meeting on October 18, 2018, ANAC considered and approved the recommendations for improving airport operations made by the ANAC subcommittee. The recommendations are extensive and will potentially impact the Point Loma and Ocean Beach communities, as well as other impacted communities. The recommendations now go to the Airport Authority for review and approval. Assuming the recommendations are approved by the Airport Authority, we will want to consider working with neighboring communities, such as Ocean Beach, on these issues.
2. Traffic and Transportation – No report
3. Long Range Planning – No report
4. Parks and Recreation – Don Sevrens reported that a meeting of the Point Loma Recreation Council at 5:30 p.m. Nov. 9 in the Cabrillo Recreation Center would consider a blending of two conceptual plans as approved by the public at a workshop in October. Reported that approval has been granted for Phase 2 for trail and vegetation work on Sunset Cliffs Natural Park. It is a milestone for the Peninsula's largest park.

5. Project Review – No report Mark Krencik absent
6. Liberty Station – No report Patricia Clark absent
7. Midway Community Planning Group – No report
8. Code Compliance - No report
9. Governance Ad Hoc - No report

**Meeting Adjourned at 8:40 p.m.**

Minutes Submitted by Secretary Margaret Virissimo