



## **DRAFT MEETING MINUTES**

November 16, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board (PCPB) was held on Thursday, November 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 Vice Chair Robert Goldyn at 6:30 p.m.

**PRESENT** (12): Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

**ABSENT** (3): Joe Holasek, Jon Linney, Laura Miller

### **Parliamentary Items**

#### **November Agenda:**

Motion by Margaret Virissimo, second by Brad Herrin to approve **November** Agenda with request from Don Sevrens to separate Action Item #12 into two items (12a and 12b) in order to process separately subcommittee membership for each of the two subcommittees.

Yes: (10) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

Abstaining: (2) David Dick (arrived late), Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 10-2-3

#### **Meeting Minutes: Approval of October PCPB meeting minutes.**

Motion by Don Sevrens second by Fred Kosmo to approve the **October** meeting minutes as submitted and written by our PCPB secretary.

Yes: (8) Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

Abstaining: (4) Patricia Clark, Brad Herrin, Mark Krencik (all 3 absent in October)  
Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 8-4-3

**Secretary's Report:** Margaret Virissimo asked that all board members please write clearly on all motion slips and for community members to also write their names clearly on all speaker slips.

**Treasurer's Report:** Patricia Clark reported that our bank account balance is \$552.92 for the period ending 10/31/17.

**Chair's Report:** Vice Chair Robert Goldyn (Jon Linney absent)

PCPB elections are scheduled for March 2018, with an elections committee to be formed at the January PCPB meeting. We encourage any interested community property owners or resident to complete an application and run for membership to the board of directors to the PCPB. Please check out our website for any updates and information pertaining to the election process. CPC meeting was held on October 24, 2017. PCPB chair Jon Linney presented on the Emerson and Evergreen project, community concern, and amendment to municipal code on height regulations. CPC also engaged in a roundtable discussion of the recently published report of the San Diego Housing Commission, *Addressing the Housing Affordability Crisis*.

### **Non-Agenda Public Comment**

**Carol Baldwin** – Expressed concerns for the extra plant growth that is now growing on the main Correia Middle School wall and sidewalks. Board member David Dick mentioned best solution is to contact the school board to express concerns and they should work directly with the city to find a solution.

### **Government Reports**

#### **San Diego City Council District II – Conrad Wear**

- The City Council will adopt a policy on Short Term Vacation Rentals at the Council meeting on December 12th at 10 AM. Councilmember Zapf is advocating for a policy that would restrict whole house rentals to no more than 90 days per year and require them to be run by the primary resident. This would effectively eliminate the ability for an out of town absentee owner to turn a residential property into a mini hotel. Councilmember Zapf also supports home sharing where residents can rent out a bedroom or two as long as they live onsite. If you have any questions or comments, please contact Conrad Wear at [bwear@sandiego.gov](mailto:bwear@sandiego.gov)
- Stumps Recycling Center- Councilmember Zapf has relayed the Stumps Recycling Center issue to Assembly Member Todd Gloria's office for follow up. The Recycling center is mandated by state law and is causing numerous transient issues around the commercial and residential adjacent areas. Will provide more details on the West Mission Bay project at our next meeting.

### **New / Old Business**

No Reports

### **Informational Items**

- **West Mission Bay Drive Bridge Project** – Project includes replacement of the existing bridge. (City of San Diego PWD) Construction will start Early 2018 and end fall of 2021. Estimated cost of construction \$123 million (federal funds will be 103 million and local funds 20 million). Estimated total cost will be \$138 million. Project projected to bring road improvements to Sports Arena and West Mission Bay Drive.
- **AC Water Group 1043 Project** - Replacement of approximately 1.74 miles (9,193 feet) of water distribution mains. The project is located in Council District 2, within the PCPB. Construction is scheduled May 2018 – May 2019. (City of San Diego PWD) Completion of project January 2018. Construction: May 2018 – May 2019. The projects planning, design and construction is \$4,382,400 million.

### **Action Items:**

#### **1. Short Term Vacation Rentals / Short Term Occupancy / Home Sharing City Council District II Representative- *Conrad Wear***

Review of DRAFT ordinance by Councilmember Bry and supported by Councilmember Zapf regarding Short Term Vacation Rentals (STVRs).

**Motion #1** by Fred Kosmo, second by Bruce Coons to support the short term vacation proposal led by council member Lori Zapf and Bry as long as it contains a minimum of stay provision of at least three days and that the council explore whether a longer minimum stay is appropriate.

Yes: (3) Bruce Coons, Brad Herrin, Fred Kosmo

No: (6) Patricia Clark, David Dick, Jim Hare, Mark Krencik, Jerry Lohla, Julia Quinn

Abstaining: (3) Robert Goldyn (acting chair) Don Sevrens, Margaret Virissimo  
(both need more information and research)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Motion Defeated 3-6-3-3

**Motion #2** by Jim Hare, second by David Dick that the PCPB finds that the S.T.V.R matter is of critical importance and the consideration of ordinances would benefit from more data and study.

Yes: (9) Brad Herrin, Patricia Clark, David Dick, Jim Hare, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevrens, Margaret Virissimo

No: (2) Bruce Coons, Fred Kosmo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 9-2-1-3

#### **2. 3424 and 3434 Jennings Street CDP – *PCPB Board***

Review of project and process by PCPB to consider if the PCPB is able to bring the project back to the board for a re-vote and then if able, if the PCPB does want to bring the project back for a re-vote. This Action Item, if motion to bring project back for a re-vote passes, will then follow with the action of bringing the project back to the board for discussion and re-vote.

PCPB discussed process, city council policy, and other regulations. PCPB made decision that it is within our ability to bring the project back to the board for discussion and re-vote.

Motion by David Dick, second by Margaret Virissimo to bring back project to the PCPB board to review consideration of the CDP application for 3424 and 3434 Jennings Street CDP pursuant to PCPB bylaws, Roberts Rules of order Article 10 due to PCPB board failure to take action at a prior meeting.

Yes: (7) Bruce Coons, David Dick, Jim Hare, Fred Kosmo, Jerry Lohla, Don Sevens, Margaret Virissimo

No: (4) Patricia Clark, Brad Herrin, Mark Krencik, Julia Quinn,

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 7-4-1-3

### **3. 3424 3424 and 3434 Jennings Street CDP – PCPB Board**

(Contingent on Action Item #2 approving motion to renew action on said project) - Project No. 545756, 3424 and 3434 Jennings Street, Zone RS-1-7. Coastal Development Permit for the construction of two single dwellings totaling 4,894 SF on two contiguous lots totaling 0.17 acre. Coastal (non-appealable) Overlay Zone. - *Applicant: Davin McLaughlin.*

PCPB permitted discussion of project by applicant and permitted discussion of concerned community members of project.

Motion by David Dick, second by Fred Kosmo for each board member to approve or deny the application for project 3424 and 3434 Jennings Street.

Approve: (6) Patricia Clark, David Dick, Jim Hare, Brad Herrin, Mark Krencik, Julia Quinn

Deny: (5) Bruce Coons, Fred Kosmo, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 6-5-1-3

### **4. PCPB and OBPB Ad Hoc Committee – PCPB Board**

Recommendation to reinstate PCPB and OBPB Joint Ad Hoc Committee to resolve and discuss mutual concerns of both communities.

Motion by Fred Kosmo, second by Bruce Coons to approve Margaret Virissimo as the PCPB liaison for the Ocean Beach Planning Board.

Yes: (11) Patricia Clark, Bruce Coons, David Dick, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Julia Quinn, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 11-1-3

**5. Incentive-Base Zoning Proposal for Coastal Development– (CRCD)**

Coastal development proposal to address issues of “mansionization” and promote alignment with our Community plan. Citizens for Responsible Coastal Development.

Motion by Julia Quinn, second by Bruce Coons to approve proposal for incentive based concept and move PCPB approval forward to the city for further discussion.

Yes: (7) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Mark Krencik, Jerry Lohla, Julia Quinn,  
No: (1) David Dick

Abstaining: (4) Fred Kosmo, Don Sevens, Margaret Virissimo (all three agree this needs to go to LRP committee for review before voting) Robert Goldyn (acting chair)

Absent: (3) Joe Holasek, Jon Linney, Laura Miller

Approved 7-1-4-3

**6. Villa Famosa CDP & SDP - Applicant: Drew Hubbell**

(Process 3) Project No. 535706, 2727-2745 Camulos Drive, Zone RM-3-7. Coastal Development Permit and Site Development Permit for the construction of a new 2-story 6-unit apartment building “C” over parking structure, relocate existing 2-story 4-unit apartment building “B” and remodel of existing 2-story 4-unit apartment building on a 16,500 SF site. Coastal (appealable) and State Coastal Commission Overlay Zones.

Discussion of the project was held by the applicant, and followed by city staff on environmental concerns in close proximity to the slough. Due to outstanding environmental concerns, property owners agreed to return with more information in January 2018.

**No Voting Action Taking at this Time**

**David Dick left at 9:08pm**

**Julia Quinn left at 9:15pm**

**7. Montalvo Residences SDP & TM - Applicant: Scot Frontis**

(Process 4) Project No. 444915, 4472 Montalvo Street, Zone RM-3-7. Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, 3-story detached residential dwelling units with a combined total of 8,283 SF on a 0.143 acre site.

Motion by Don Sevens, second by Margaret Virissimo to approve Project No. 444915, 4472 Montalvo Street, Zone RM-3-7.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 9-1-5

**8. Fenelon St. Map Waiver- *Applicant: Antony Christensen***

(Process 3) Project No. 568174, 3020-3026 Fenelon Street, Zone RM-3-7. Map Waiver for the creation of four residential condominium units under construction.

Motion by Mark Krencik, second by Jim Hare to approve Fenelon St Map Waiver PTS 568174

Yes: (6) Patricia Clark, Jim Hare, Brad Herrin, Mark Krencik, Don Sevens, Margaret Virissimo

No: (3) Bruce Coons, Fred Kosmo, Jerry Lohla

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 6-3-1-5

**9. Miller CDP-*Applicant: Mark Duncan***

(Process 3) Project No. 547533, 1303 Sunset Cliffs Blvd., Zone RS-1- 7. Coastal Development Permit for the remodel and addition to an existing single family residence and construction of a companion unit over new detached garage totaling 5,391 SF. Coastal (appealable) Overlay Zone.

Motion by Don Sevens, second by Margaret Virissimo to approve Miller CDP.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 9-1-5

**10. Continuation of ANAC Subcommittee- *Fred Kosmo on behalf of Airport Committee***

Recommendation to the PCPB by approved motion of its Airport Committee to support a letter signed by the Board addressed to SDCRAA in support of continuation of the ANAC subcommittee to ensure community outreach and input.

Motion by Fred Kosmo, second by Bruce Coons to approve PCPB letter supporting the continuation of the ANAC subcommittee as approved at the ANAC meeting in October 2017.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo

Abstaining: (1) Robert Goldyn (acting chair)

Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller

Approved 9-1-5

**11. Roseville Height and Bulk CPIOZ Proposal - *Jim Hare on behalf of LRP Committee***

Recommendation to the PCPB by its LRP Committee to support and add to a previously PCPB approved letter for Height and Bulk in the Roseville neighborhood a further amendment of the Peninsula Community Plan to contain a listing of criteria for the review of projects subject to CPIOZ review.

Motion by Jim Hare, second by Margaret Virissimo to approve a revised PCPB letter on Roseville Height and Bulk CPIOZ to add project design criteria.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo  
Abstaining: (1) Robert Goldyn (acting chair)  
Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller  
Approved 9-1-5

**12. (A) Subcommittee Community Membership – Brad Herrin**

Recommendation to appoint Paul Grimes as Community Member to the Traffic and Transportation Subcommittee.

Motion by Brad Herrin, second by Margaret Virissimo to add Paul Grimes as a community member to the PCPB Traffic and Transportation Subcommittee.

Yes: (9) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Don Sevens, Margaret Virissimo  
Abstaining: (1) Robert Goldyn (acting chair)  
Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller  
Approved 9-1-5

**12. (B) Subcommittee Community Membership – Margaret Virissimo for David Dick**

Recommendation to appoint Jarvis Ross and Korla Eaquinta as community members to the Governance Ad Hoc Committee

Motion by Margaret Virissimo, second by Fred Kosmo to add Jarvis Ross and Korla Eaquinta as community members to the Governance Ad Hoc Committee.

Yes: (8) Patricia Clark, Bruce Coons, Jim Hare, Brad Herrin, Fred Kosmo, Mark Krencik, Jerry Lohla, Margaret Virissimo  
No: (1) Don Sevens  
Abstaining: (1) Robert Goldyn (acting chair)  
Absent: (5) David Dick and Julia Quinn (left early) Joe Holasek, Jon Linney, Laura Miller  
Approved 8-1-1-5

**Subcommittees / Liaisons**

1. **Airport Authority** – Fred Kosmo reported that the group’s primary focus currently is working to get the 21 recommendations to improve Airport operations that were passed by ANAC at to October 2017 meeting, reviewed and approved by the Airport Authority. The recommendations have been posted to the PCPB website. It appears that the Airport Authority is going to review the ANAC recommendations at their meeting on December 7, 2017
2. **Traffic and Transportation** – Brad Herrin  
2nd District City Council Representative, Conrad Wear had a conflict and was unable to attend. The TTSC looks forward to his presence at the December, or January Meetings to discuss the Point Loma Community’s Capital Improvement Projects. Tabled Action Item to draft a letter to the City regarding applying for a planning grant for the Nimitz Corridor CIPs for the January Funding Cycle. These are for Maintenance/Safety issues on Nimitz. The TTSC voted to approve a draft letter to the City requesting the installation of Continental Crosswalks and Flashing Beacons at Froude and Voltaire. This will be an Action Item to be presented at the next PCPB meeting. We will attempt to get the

input of the OB Planning Board to join us in the letter, as this intersection is on the border of the PCPB/OB Planning Groups. Margaret Virissimo posted on Facebook and Nextdoor a request for community input regarding dangerous street conditions. She had hundreds of responses. Margaret then consolidated these responses into four pages of single spaced copy. There were over sixty dangerous traffic situations/conditions noted on her condensed list. The TTSC identified five intersections of immediate concern. The TTSC will be drafting a letter, to be approved by the PCPB, requesting the City implement changes. The identified areas are:

- The intersection of Chatsworth, Hyacinth, and Clove at Plumosa Park. The turns Hyacinth and Clove are at issue.
  - The triangle of intersections near the PL Library (Voltaire and Poinsettia), Point Loma Presbyterian Church(Chatsworth and Voltaire/Poinsettia) and PLHS(Voltaire and Chatsworth). Traffic circles? Safe Routes to School, CIP project. etc.
  - Emerson/Rosecrans and Emerson/Scott to have Continental Crosswalks and Flashing Beacons installed. This will slow down traffic on Rosecrans and Scott streets and create a needed pedestrian/biking corridor linking Roseville to the Bay.
  - Catalina to Cañon northbound, the elimination of the “Free Right Turn”. This will make the Intersection at Catalina and Jensen’s/Catalina Realty safer for pedestrians and bikers.
  - Nimitz Corridor Capital Improvement Projects to be implemented. The Nimitz/Evergreen intersection to be a priority.
3. **Long Range Planning** – Robert Goldyn reported that the LRP has cancelled their November and December regular scheduled meeting due to the holiday season, but will continue to progress with planning issues and reconvene in January. Goal is to resolve or provide direction on the numerous planning issues the LRP team assembled and prioritized by the March 2018 PCPB meeting, in order to start the 2018 PCPB leadership with a clean slate and not have any concerns lost in the turnover due to the PCPB elections.
  4. **Parks and Recreation** –Don Sevrens reported that on Nov. 9 the Point Loma Recreation Council at its regular meeting unanimously approved a blending of two concepts for a pocket park on Avenida de Portugal. The blending was directed and approved by the public at a second workshop in October. The park has a number of steps to go through in the next 2.5 years.
  5. **Project Review** – No report
  6. **Liberty Station** – No report
  7. Midway Community Planning Group – Jim Hare referred to his written update on the Midway planning group meeting of November 15, sent by email earlier in the day of this meeting. He specifically asked that Board members take note of the email draft to City planning staff that he attached, which reserved for the PCPB the possibility of a request for an extension of the review period for the Midway community plan draft environmental impact report due to the holidays and dark meeting date in December.
  8. **Code Compliance** - No report
  9. **Governance Ad Hoc** - No report

**Meeting Adjourned at 10:35 p.m.**



Minutes Submitted by Secretary Margaret Virissimo