

APPROVED MINUTES

Present: Bruce Coons, Patricia Clark (left 8:20), Robert Goldyn, James Hare, Brad Herrin, Joe Holasek, Fred Kosmo, Jon Linney, Jerry Lohla, Laura Miller, Julia Quinn, Don Sevens

Absent: David Dick, Mark Krencik, Margaret Virissimo

Approval of agenda – M/Lohla, S/Kosmo. Unanimous approval, 11-0.
(Chair normally does not vote.)

Approval of minutes – With inclusion of Midway item from James Hare, motion to approve. M/Goldyn, S/Kosmo. Unanimous approval, 11-0.

Secretary's report. None. (Margaret Virissimo absent)

Treasurer's Report: Patricia Clark. Treasury has \$552.92.

Chair's Report: Jon Linney. He detailed 2017 accomplishments by full board or individual members acting as advocates. They included implementation of stricter 30-foot height limit with the closing of a loophole allowing four-story buildings, an election with record turnout of 530 votes and 11 candidates to choose from, seven letters by Long-Range Planning Committee requesting Community Plan Updates, a treasury in the black for second straight year and election of Jon Linney as vice chair of the umbrella group for the city's 42 planning boards.

Individual efforts resulted in Portuguese Chapel making the National Registry of Historic Places, the Avenida de Portugal Park moving forward with landscape architect hired, conceptual plan approved and piece of public art authorized. Also, Wabaska Street road diet, substantial progress on Voltaire Street Bridge, improved coordination with other groups and a heavy diet of projects considered.

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Non-agenda public comment

Susan Schedel said that Point Loma Coffee and Tech Outfitters on Dickens Street, with five local owners, are focused on making Roseville a more walkable community. Their monthly Saturday morning waffles are a step in encouraging socialization. They welcome community support.

Government agencies

District 2 – Council aide Conrad Wear. Vacation rental ordinance is stalled and mayor is now engaged. Police are due raises of 25 to 30 percent at mid-year. More dispatchers are being hired. Fire Station 22 is rising rapidly. Lorie Zapf is now chair of the Audit Committee and plans an audit of the Water Department because of extraordinarily high bills.

Fred Kosmo thanked the council member for helping make possible a new 150 study on noise and flight pattern issues with the FAA involved.

OB Liaison -- Andrea Schlageter said that board's policy of fast-tracking projects that do not push the more than 50% limit on remodels is encountering creative stretching of the rules.

New/old business. None

Action Items

1. **Draft Fiscal Year 2018 Peninsula Impact Fee Study** – *SD Planning Department*

Oscar Galvez said the city is asking for an ad hoc draft review committee on Development Impact Fee use. (Fees are now \$3,754 a unit.) Target date is April for ad hoc committee to finish.

Jerry Lohla and Julia Quinn volunteered as members. Jon Linney agreed as ex officio chair. M/Hare, S/Goldyn for those three persons to serve. Unanimous approval, 11-0.

The Dolphin Motel CDP – (Process 3) Project No. 557027. 1453-1463 Rosecrans St. and 2912 & 2930 Garrison St. Zone CC-4-2. Site Development Permit,

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Easement Vacation, and Coastal Permit for the demolition of four existing buildings for the development of a new 49,150 SF 92-unit 3-story over basement garage hotel on a 0.57-acre site. Coastal (non-appealable) and Community Implementation (CPIOX-B) Overlay Zones. Applicant: Greg La Marca (trailed until after Villa Famosa)

Project calls for three stories with 92 rooms and one level of underground parking on valet/lift system. Street parking on Garrison would double due to elimination of curb cuts. Redeveloped property includes palm reader site and applicant believes controversial billboard may come down sooner than 18 months. Deviations requested include loading zone in front, tandem parking but with valet, and variance of retail minimum 15-foot ceiling. Portuguese theme planned for interior.

Herrin: No objections at Project Review. There will be a lot of Uber users. Ban on employee parking on public streets would be discriminatory and illegal.

Robert Tripp Jackson: Point Loma Association board voted 100% for this.

M/Sevrens, S/Lohla to approve. Unanimous approval, 11-0.

Villa Famosa CDP & SDP – (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 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. Applicant: Drew Hubbell. Applicant and representatives appeared in November and were asked to return. Still a few cycle issues outstanding. Both applicant and Jim Peugh of Audubon Society agreed that developer had made many changes to address environmental concerns. Project would relocate one of two existing apartment buildings, add a new third building and underground parking. Peugh asked for a delay in board vote until city has done a biological analysis. Applicant said they have spent two years already.

Kosmo: No significant environmental impacts.

Coons: I would prefer to wait.

Sevrens: Having a view of the slough is a chance to allow residents to enjoy the wetlands in a different way.

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M/Lohla, S/Kosmo to recommend approval of project. Approved 8-2-1. Yes: Clark, Goldyn, Herrin, Kosmo, Lohla, Miller, Quinn, Sevrens. No: Coons, Hare. Abstain: Holasek (has worked with party involved). Absent: Dick, Krencik, Virissimo

2. 4537 Newport CDP – (Process 2) Project No. 525711, 4537 Newport Ave., Zone RS-1-7. Coastal Development Permit for the demolition of an existing single-family home and to construct five 2,275 SF single-family dwelling units on five contiguous lots. The 0.40-acre site is located within the Coastal (non-appealable) Overlay Zones. *Applicant: Steven Lombardi.*

Herrin: Motion in Project Review Committee to approve and send to board failed 2-3.

There was discussion whether board could even consider the matter as the motion failed in committee.

Neighbor Monty Nsko spoke against because of density and number of cars to wind up parking on street.

Audience member said it is like Jennings project with owner of contiguous substandard lots flaunting requirement to merge them. Another said it is completely out of neighborhood character.

Coons: This is a poster child for a project that does not fit in and is way too dense.

Kosmo: One house becomes five. Really?

M/Goldyn, S/Coons to recommend denial due to inconsistency in character and style with neighborhood, contiguous substandard lots and density. Motion to deny carried 9-1-0-4. Yes: Coons, Goldyn, Hare, Holasek, Kosmo, Lohla, Miller, Quinn, Sevrens. No: Herrin. Absent: Clark (left early), Dick, Krencik, Virissimo

3. Frost Vacation Project CDP and PRow – Project No. 507338. Application for a Coastal Development Permit and Public Right of Way of a 25 feet wide unimproved portion of San Dionicio Street, located north of Qualtrough Street and east of San Elijo Street. The 0.053-acre site is in the RS-1-7 and Coastal (Non-appealable) Overlay Zones within the Peninsula Community Plan area. Applicant: Steven Heise.

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Applicant said vacation would not affect traffic or utilities in any way.

M/Sevrens S/Holasek to approve extension. Motion carried, 10-0-4. Yes: Coons, Goldyn, Hare, Herrin, Holasek, Kosmo, Lohla, Miller, Quinn, Sevrens. Absent: Clark (left early), Dick, Krencik, Virissimo.

6. Pritchett Residence CDP / NDP EOT – (Process 2) Project No. 577898, 932 Cordova Street, Zone RS-1-7. Extension of Time for Coastal Development Permit No. 1087226 and Neighborhood Development Permit No. 1087411 to demolish a single family residence and construct a two-story over garage, 4,999 SF residence on a 8,504 SF site with an over height retaining wall in alley. Coastal (non-appealable)

Overlay Zones. *Applicant: Sam Pritchett.*

Applicant said delay resulted from doing it themselves and running into structural engineering challenges.

M/Hare S/Holasek to approve extension of time. Motion carried 10-0-4. Yes: Coons, Goldyn, Hare, Herrin, Holasek, Lohla, Kosmo, Miller, Quinn, Sevrens. No: 0. Absent: Clark (left early), Dick, Krencik, Virissimo.

3328 / 3340 Harbor View Drive – Appeal of city finding that 3328 / 3340 Harbor View Drive is exempt from CEQA because hearing officer found no environmental effects and project is a single residence. Deadline for appeal to City Council is Friday, Jan.19, 2018. [Revised to Tuesday Jan. 23] *PCPB.*

Sevrens said this was a presentation only because the board in rejecting the Second Iteration of the Harbor View project attached a clause that it would appeal.

The First Iteration was rejected by the board, approved by the Planning Commission, rejected by the City Council, then litigated.

Sevrens said the status of the litigation is not clear nor is whether it affects this iteration. This iteration has been broken into pieces and one result is that the City Council will not be able to vote on the project itself.

One piece, the environmental, was found to be exempt from CEQA by a hearing officer (name not disclosed) at a hearing (date not disclosed). At

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the instruction of Chair Jon Linney, Sevrens filed a challenge to the exempt determination. A date for the council to hear the appeal is expected within 60 days. The project itself will go through the approval process after that.

8. Voltaire & Froude Intersection Safety Improvements –

Recommendation by approved motion of the Traffic and Transportation Committee to the PCPB to send a letter to the City of San Diego requesting an analysis of safety conditions and possible need for corrective measures at the intersection of Voltaire and Froude. *PCPB Traffic & Transportation Committee.*

Herrin: The purpose of the letter is to request consideration of some traffic calming device.

Goldyn: The letter makes the city aware.

Audience member Geoff Page: I see nothing dangerous about this intersection. Why are you worried about it?

M/Kosmo S/Miller to send letter to city asking it to evaluate. Motion carried 10-0-4. Yes: Coons, Goldyn, Hare, Herrin, Holasek, Lohla, Kosmo, Miller, Quinn, Sevrens. No: 0. Absent: Clark (left early), Dick, Krencik, Virissimo.

9. 5 Dangerous Intersection Safety Improvements – Recommendation by approved motion of the Traffic and Transportation Committee to the PCPB to send a letter to the City of San Diego requesting the City to analyze and implement if warranted traffic safety improvements at five intersections in the Point Loma community. *PCPB Traffic & Transportation Committee.*

Herrin: Margaret Virissimo initiated a social media outreach asking residents their thoughts on dangerous intersections. The inquiry resulted in 300 comments. Here are five dangerous intersections, in the public's view:

Hyacinth & Clove/Chatsworth (near Plumosa Park)

Catalina & Canon

Nimitz sharp curve heading east as it nears Rosecrans

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A triangle near Point Loma High School, Point Loma Community Church (“the Red Brick Church”) and the Point Loma Branch Library. Specifically the streets are Chatsworth/Voltaire, Chatsworth/Poinsettia and Poinsettia/Voltaire

Emerson, the block where it meets Catalina Rosecrans at one end and Scott at the other

Robert Tripp Jackson: In my experience flashing light crosswalks make a world of difference and are well received public.

M/Herrin,S/Coons to send letter to City – Transportation, Stormwater and District 2 Council Member. Motion carried 10-0 (Clark left early).

10. DSD’s Interpretation of Proposition D – Recommendation to the PCPB to approve a letter to the city attorney requesting opinion on current Development Services Department interpretation of Proposition D. *Julia Quinn.*

No member introduced a motion and the matter died.

11. InternetServicePros / PCPB Invoice – Approval of invoice to the City and payment to Internet Service Pros following reimbursement to PCPB from the City for web services from July 2017 through January 2017 in the amount of \$255 (7 months of updates and maintenance at \$30 per month = \$210) (Annual Domain Name = \$20) (Annual Web Hosting = \$25). *Patricia Clark.*

(Robert Goldyn presented for Clark who left early.)

M/Miller, S/Holasek to approve invoices and pay. Motion carried 10-0-4. Yes: Coons, Goldyn, Hare, Herrin, Holasek, Kosmo, Lohla, Miller, Quinn, Sevrens. No: 0. Absent: Clark (left early), Dick, Krencik, Virissimo.

12. PCPB Election Committee – Formation of the PCPB Election Committee to conduct the PCPB March election. “The Election subcommittee shall consist of the First Vice Chair and three other Board members who are elected by the board. No member running for election shall serve as a member of the Election subcommittee. If the First Vice Chair is running for re-election, the board shall elect someone to replace her/him as the Chair of the Election subcommittee.” *Robert Goldyn*

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Goldyn's seat is up for re-election in March. Fred Kosmo volunteered to serve as chair. Margaret Virissimo (absent but had relayed word) and Brad Herrin volunteered to serve on committee. Separate motions (one on Kosmo and one on Virissimo/Herrin) carried on 10-0-votes. Yes: Coons, Goldyn, Hare, Herrin, Holasek, Kosmo, Lohla, Miller, Quinn, Sevrens. No: 0. Absent: Clark (left early), Dick, Krencik, Virissimo.

Committee Reports

Only those reporting:

Airport Authority: Fred Kosmo. The Airport Noise Advisory Committee's mission is being carried on by a reformed body with a new name.

Long Range Planning: Robert Goldyn. Committee will meet Wednesday Jan. 24 and in February in the library, probably in the multipurpose room.

Midway Community Planning Group: Jim Hare (Liaison). The Midway planning group will consider taking action on its updated community plan at the March meeting. It will consider the financing provisions for the updating at its April meeting. Part of the funding, necessary for implementation and environmental mitigation, will be provided by the City. The remainder is proposed as fees on new development to finance capital improvements for transportation, parks and public safety.

Meanwhile, the Draft Program Environmental Impact Report for the Midway-Pacific Corridor Community Plan Update has been released for public review, with a comment deadline of Feb. 20. The planning group discussed elements it has reviewed, and scheduled final action on the comment letter for a special meeting on Feb. 14.

Adjourned at 9:15 p.m.

-Submitted by Don Sevrens