



PCPB March 15, 2018 DRAFT MINUTES

(subject to approval at April meeting)

Peninsula Community Planning Board

March 15, 2018 meeting

Point Loma Branch Library, 3701 Voltaire St.

Present: (9) Patricia Clark (arrived at 6:33), David Dick, Robert Goldyn, James Hare, Joe Holasek, Mark Krencik, Jon Linney, Julia Quinn, Don Sevens

Present but on election duty: (4) Brad Herrin, Fred Kosmo, Jerry Lohla, Margaret Virissimo

Absent: (2) Bruce Coons, Laura Miller (resigned)

Parliamentary Items

Approval of agenda: Moved by Mark Krencik, second by Joe Holasek. Carried 7-0 (Clark arriving later).

Approval of February 2018 PCPB meeting minutes. Moved by Robert Goldyn, seconded by Joe Holasek. Carried 7-0 (Clark arriving later).

Secretary's Report: None. (Margaret Virissimo on election duty).

Treasurer's Report: Patricia Clark Balance of \$297.92 in account, board has used \$375 of \$500 City allowance for current fiscal year.

Chair's Report: Jon Linney There was a violation of election protocol. The individual has apologized. The chair has talked to the City. The board can have information at the April meeting if appropriate.

Non-Agenda Public Comment

Jason Hartley – He lives three doors from Sunset Cliffs Natural Park. Why not more advance notice of Hillside Improvement Project construction?

Byron Wear – A three-pool aquatic complex in Liberty State has gained a \$5 of million commitment of bond money from the San Diego Unified School District in addition to \$2 million from City. Another \$1 million already was in the City treasury. A three-year timeline is envisioned, two years for permitting and one year for construction.

Bryan Pease – Environmental attorney talked about environmental laws and propositions.

Nicole Burgess – Wave of undocketed bicycles are an innovative way to increase mobility. Lime bicycles have electrical assist.

Government Reports

Conrad Wear, District II.

- Consideration is being given to extend smart traffic lights to stretch from Rosecrans/Talbot to Rosecrans/Shelter Island Drive.
- Bike theft prevention program has resulted in 18 felony convictions in Pacific Beach in the past year.
- Vacation rental issue coming back to City Council in April.

David Surwilo, Police Department. The City welcomes a new police chief.

Planning Department – Tony Kempton. Present but on election duty.

Information Items

Harbor View – Don Sevrens. Appeal of environmental determination for site of 3328 / 3340 Harbor View Drive. Involves Site Development Permit and Lot Line Adjustment; CEQA Exemption. (Process Three) Appeal is scheduled for 2 p.m. Tuesday March 20 in City Council Chamber. [Subsequently postponed to 2 p.m. Tuesday April 10] Board voted automatically to appeal and paperwork has been filed.

Action Items

1. Liberty Station Development – Concern over development at Liberty Station by local residents, including recent proposal by Corky McMillin Companies to renovate North Chapel for commercial and restaurant use. Escalating rents in the \$3 per square foot range and above are pushing out local artists

--Ronald Slayen, community member / Nathan Cadieux of McMillin Companies.

In back and forth commentary, Cadieux said McMillin is seeking a commercial tenant to occupy the North Chapel but says it does not have one as yet. Cadieux said McMillin is committed to following a precise plan. In answer to questions, he said SOHO (Save Our Heritage Organisation) must approve changes but project is Process One and could bypass planning board.

Two churches use the facility and it is the scene of weddings.

Alan Ziter, executive director of NTC Foundation, said rising rents are pricing out artists but that is a separate issue to be dealt with later – he was invited to return in April.

but has no commitment from a potential occupant.

Moved by David Dick, seconded by Don Sevens to refer matter to Project Review Committee with goal of returning to full board in April.

Carried 8-0. Yes: Clark, Dick, Goldyn, Hare, Holasek, Krencik, Quinn, Sevens. No: 0. Abstention: Linney (chair). Absent: Coons, Miller (resigned). Election duty: Herrin, Kosmo, Lohla, Virissimo

2. Recycling Center Located at Stumps Community Complex =

Update on Stump's recycling center, facing eviction, and forum for community input. Possibility of letter to Council Member Lorie Zapf asking her to engage with San Diego legislative delegation to modernize siting conditions and other reforms, and to take the lead in finding a replacement recycling site in District Two that does not impact residential homeowners. Don Sevens.

Jamie Prince, owner of the three-location Prince Recycling, said he has been turned down on every alternative site he has sought. He sees this as a homeless problem, a (State Senator) Toni Atkins problem.

After members of the audience spoke without being recognized and refused directions from the chair, SDPD officer David Surwilo directed the audience to act in a civil manner. He said no one would be taken into custody but that the meeting could be suspended.

Prince said he is proud of recycling 1.5 million pounds in five years and that only a small percentage comes from the homeless.

Audience members disputed whether vagrants hang out or cause problems.

Norm Allenby, a retired attorney and former planning board member who lives across the street, said the move to the Stump's site came as a total surprise and that Prince initially was not in compliance with regulations for a large facility. (Prince later downsized, at least in theory.) Allenby mentioned noise issues and that property values have dropped

3. Point Loma Summer Concerts – Recommendation to approve letter in support for

Point Loma Summer Concerts. Kerri De Rosier.

She said the lineup includes an Elton John band, Young Guns Country, Full Strength Fun, Mighty Untouchables and a Michael Jackson band.

Moved by David Dick, seconded by Patricia Clark to approve a letter of support. Motion carried 8-0. Yes: Clark, Dick, Goldyn, Hare, Holasek, Krencik, Quinn, Sevrens. No: 0. Abstention: Linney (chair). Absent: Coons, Miller (resigned). Election duty: Herrin, Kosmo, Lohla, Virissimo

4 4294 Voltaire St. Trailed pending arrival of applicant.

5. Proposition D review – Recommendation to the PCPB by approved motion of its

Long Range Planning Committee to approve a letter to the City Attorney requesting review on the interpretation of Proposition D, with supplemental clarification to provide clear intention of the PCPB on the topic. James Hare of Long Range Planning Committee. He said the committee voted to send the three-times-rejected letter request back to the board for approval.

Moved by Mark Krencik, seconded to Julia Quinn to send letter to City Attorney Mara Elliot [sic]. Motion carried 7-1. Yes: Clark, Dick, Goldyn, Hare, Holasek, Krencik, Quinn. No: Sevrens. Abstention: Linney (chair). Absent: Coons, Miller (resigned). Election duty: Herrin, Kosmo, Lohla, Virissimo

Election update: Election chair Fred Kosmo said the election went well with more than 300 ballots cast. He said board member Laura Miller resigned as of March 2. Kosmo said he would provide notice of a one-year vacancy and offered to extend his service (as did Brad Herrin and Margaret Virissimo) to processing applications. Deadline for applying would be Monday April 16.

Moved by Fred Kosmo, seconded by David Dick to retain committee, set deadline of April 16 for applications. Carried 9-0. Yes: Clark, Dick, Goldyn, Hare, Holasek, Kosmo (physically present for this vote) Krencik, Quinn, Sevrens. No: 0. Abstention: Linney (chair). Absent: Coons, Miller (resigned). Election duty: Herrin, Lohla, Virissimo

4. (Applicant arrived). 4294 Voltaire Street CDP/SDP - Project No. 490282, 4294 Voltaire Street, Zone CC-3-5. Coastal Development Permit and Site Development Permit for the construction of a new 6,752 square foot mixed-use building on a 0.19 acre site.

Coastal (non-appealable) overlay zone. Applicant: Kien Troung.

Mark Krencik voted 2-1 to recommend approval and that the mixed-use project was consistent with requirements on Voltaire. It has seven parking spaces for commercial and four residential units. An exiting issue was resolved and that the best way to resolve a catch-22 City parking requirement was to ditch one ADA space.

Goldyn: There is no front door. I would like a front door.

Dick: These are one bedroom, two-bath units. I am suspicious about dens and parking.

(First motion). Moved by Mark Krencik, seconded by Don Sevens to recommend approval. Motion failed 4-5. For: Krencik, Lohla, Sevens, Virissimo (back from election duty). Against: Clark, Dick, Goldyn, Hare, Quinn.

(Second motion). Moved by David Dick, seconded by Don Sevens to recommend approval with request to City to consider adequacy of parking. Motion carried 8-1. Motion carried 8-1. Yes: Clark, Dick, Goldyn, Hare, Holasek, Krencik, Sevens, Virissimo (back from election duty). No: Quinn. Abstention: Linney (chair). Absent: Coons, Miller (resigned). Election duty: Herrin, Kosmo, Lohla.

6. PCPB Vacancy Process –PCPB vacancy and process to fill open position. [Agenda carried this language]

“Vacancies that may occur on the Peninsula Community Planning Board should be filled not later than 120 days following the date of the determination of the vacancy. The term of office of any member filling a vacancy shall be for the balance of the vacated term. The Peninsula Community Planning Board shall move to fill vacancies at the time the vacancies are declared. Vacancies will have appropriate noticing in the local paper and on the PCPB website. Applicants for replacement seats will be subject to same qualification requirements as applicants for General Elections. Vacancies shall be filled by a vote cast by the seated Planning Board members. Such vote shall be in writing and the vote cast by each Board Member to select a replacement for a vacant seat will not be disclosed until the results of the election are announced. The results of the election for the replacement seat should be announced at the same meeting as that in which the vote was taken. Those seated shall fill the remaining term of the member they are replacing.”
PCPB.

Subcommittee, Ad Hoc Committee, and Liaison Reports

Airport Authority: Fred Kosmo (on election duty)

Traffic and Transportation: Brad Herrin. Nicole Burgess substituted for Herrin, on election duty. She said letters considered or approved by committee would be on the April agenda.

Parks and Recreation: Don Sevens. He updated on status of Sunset Cliffs Hillside Improvement Project and was asked to invite the Sunset Cliffs Natural Park Council to present at the April meeting.

Election update: Fred Kosmo reported the election results:

Robert Tripp Jackson 262

Mark Krencik 194

Sarah Moga Alemany 175

Scott Deschenes 173

Mick Moore 168

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Jim Hare 148

Robert Goldyn 147

Julia Quinn 146

Geoffrey Page 101

John Plaza 27