



# PCPB May 17, 2018 DRAFT MINUTES

(Draft pending approval at June meeting)

Peninsula Community Planning Board

May 17, 2018 meeting

Point Loma Branch Library, 3701 Voltaire Street

Present: Robert Goldyn, Fred Kosmo, Brad Herrin, Scott Deschenes, David Dick, Mark Krencik, Jerry Lohla, Sarah Moga Alemany, Don Sevens, Robert Tripp Jackson, and Joe Holasek.  
Absent were Patricia Clark, Mick Moore, and Margaret Virissimo.

## **General**

Meeting called to order by Robert Goldyn at 6:30 PM.

## **Approval of Agenda:**

Jerry Lohla made a motion to move the SDHC Update for Peninsula and Famosa / Nimitz Property ahead of the Applicant-Initiated Action Item regarding the same property. Motion was seconded by Fred Kosmo, and all voted in favor. Brad Herrin made a motion to move Applicant-Initiated Action Item #2, AT&T to #1 due to their patience with the board last month, and to approve the agenda. This motion was seconded by Joe Holasek, and all voted in favor approving the change and the agenda.

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

Mr. James Gilhooly asking the board to concentrate on the make up of board members. He feels there is no representation for the Roseville Area.

Mr. Jefferson Ross expressed two concerns with the Midway Planning District. One being the tear down of the Sports Arena, and the second regarding the City considering abolishing the 30' height limit, and requested the board strongly oppose.

Ms. Korla Equinta asked the board to send a representative to the upcoming Midway Redevelopment meeting later this month.

Mr. Brad Herron commented on a large amount of requests for new 4 way stop intersections. He informed the board and audience that Hill and Cornish was becoming a 4 way stop, and that makes four such intersections in the area due to the school.

#### **AT&T WCF PLNU CUP – James Stephenson**

Mark Krencik discussed the wireless communication facility use permit. This is an existing facility, and no issues appear to be present. Mark Krencik made a motion to approve the renewal of the permit. Brad Herrin seconded the motion, and all voted in favor.

#### **SDHC Update for Peninsula and Famosa / Nimitz Property – Mike Pavco**

Jerry Lohla informed the board and the audience that he is an advocate for affordable housing. He stated he asked the SDHC to come and give an update regarding the property at Famosa and Nimitz. He referred to a past letter from the PCPB to the City Council requesting the land in question be used for housing, which was approved at the June 17, 2017.

Mr. Mike Pavco of SDHC informed the board and audience that there are a few more tests that they are completing to determine the feasibility of this property being a good site for affordable housing. He informed the board and the audience of the title changes that have occurred over the years that have changed the property from a park or open space to the Housing Commission to be used for affordable housing.

#### **Applicant-Initiated Action Item - Famosa and Nimitz Property - Catherine Bendixon**

Ms. Bendixon discussed her frustrations with the City, and the Housing Commission regarding this property. She cited deed information that was made available to her, and still had more questions than answers. David Dick made a motion for the board to hold a special meeting of the board with the only agenda item being the property at Famosa and Nimitz where the City can make a presentation of their proposed plans where the board and the public can ask further question, obtain information, and give input. Joe Holasek seconded the motion, and all voted in favor. Don Sevrens asked for the board to consider having a mediator run the meeting to help lessen the divide between the City and the Public.

#### **Gage Drive CDP – Sergio Salinas**

Mr. Salinas presented a project at 630 Gage Drive, in the Wooded Area. The current house will be demolished, and a new 9700 square foot single family home will be built in its place. The plan included the planting of more trees, and keeping the character of the neighborhood.

Mark Krencik informed the board that Project Review has reviewed the plans, and believes this is the largest house that has come before the board, but is not the largest house in the neighborhood.

Don Sevrens stated he has spoken to the neighbors, and received no complaints regarding this project, and made a motion to approve the project. Jerry Lohla seconded the motion, and all voted in favor.

## **Government and Community Reports**

**Senator Toni Atkins Office** – Ms Chevelle Tate informed the board and the audience that the Governor is in the budget process which could still go through a May revise/update. Senator Atkins believes it is overall a good budget, but feels there could be room for improvement in certain places. There will be a \$5 billion dollar increase towards housing and homelessness over the next 40 years. Ms. Tate asked everyone to participate in the sock drive at the Point Loma branch library by bringing in new packages of socks and undergarments.

### **SDPD**

All shifts will be rotating, but officers will be staying in their neighborhoods. If you see something that doesn't belong, please let the new officers know. There will be extra officers out on patrol for Memorial Day Weekend. Inside SDPD program is coming back. Those interested should talk to their local. Recent major crimes seem to be coming in from other jurisdictions, not originating in our area.

### **City Council District 2 – Conrad Wear**

Mr. Wear informed the board and the audience that the Mayor would be completing an ordinance by July 1<sup>st</sup> regarding short term vacation rentals. The City Council will be discussing on July 16<sup>th</sup>. At last check, there are 1100 vacation rentals in Point Loma and Ocean Beach. Some new budget items are \$325,000 for smart street lights, and \$316,000 for police marketing to try to recruit new officers, and to entice some officers back to our department. There is a new program in which the City wants to hire the homeless to clean the community. On June 6<sup>th</sup>, there will be an event for District 2 to meet the new Police Chief from 6 pm to 9 pm, place to be determined. The "Bait Bike" program is here. A bicycle valued at \$950 will be placed around the area, and anyone arrested for stealing the bicycle will be charged with a felony crime.

### **OBPB**

Vote.

### **Information Items**

#### **Citywide Tree Planting Program– Lesley Henegar**

Ms. Henegar gave a presentation on the City's goal to implement the Climate Action Plan and its tree planting program to reduce carbon in the atmosphere.

#### **PCPB Vacancy and Election Process to Fill Vacancy – Fred Kosmo**

Fred Kosmo announced the vacant position on the PCPB, and discussed the election process to fill the vacancy at the June 2018 PCPB meeting in compliance with the PCPB Bylaws and Administrative Guidelines.

Fred Kosmo made a motion to approve the election notice and fill the vacancy. Jerry Lohla seconded, and all voted in favor.

## **Board-Initiated Action Items**

### **Fiscal Year 2018 Peninsula Impact Fee Study – Jerry Lohla**

Jerry Lohla presented to the board and the audience the City's request for the PCPB to inform the City of our priorities.

Jerry Lohla made a motion requesting the PCPB send a letter to the City stating what we feel are the priorities for this fiscal year. Fred Kosmo seconded. Don Sevrens abstained. All other board members voted in favor.

### **North Chapel, Liberty Station – Mark Krencik**

Mark Krencik, Mr. Henry Garon, Mr. Ron Slayen, Mr. Doug Prasca, and Ms. Arlene Paraiso all discussed the historical importance of the chapel, and the lack of necessity to open another restaurant in the NTC/Liberty Station. Fred Kosmo made a motion to strengthen the wording of a letter requesting the chapel's historical status be recognized and the church services that currently use the chapel, to continue to do so unless and until a decision is made to change the use of the building. Robert Tripp Jackson seconded the motion, and all voted in favor.

### **PCPB Response to Grand Jury Report on CPGs – Robert Goldyn**

Robert Goldyn discussed the Grand Jury recommendation to consolidate some of the CPGs. Robert will email the City our recommendation to only consolidate those groups who are unable to fill their positions.

### **Point Loma Public Elementary School Parks – Sarah Moga Alemany**

Sarah Moga Alemany discussed with the board and audience the shortage of park space for kids and families to play after hours and on weekends. She would like to meet with the School Board to request one of the neighborhood elementary schools be open to the public. David Dick made a motion for the board to authorize Sarah to meet with the district to request one or more of the area schools be opened as a park. Both Fred Kosmo and Joe Holasek simultaneously seconded, and all voted in favor.

### **PCPB Subcommittee Community Member Selection – Robert Goldyn**

**Project Review** presented Gerald Davis and Jarvis Ross. Mark Krencik made a motion to approve. Scott Deschenes Seconded the motion, all voted in favor.

**Airport** presented Paul Grimes and Nancy Cain. Fred Kosmo made a motion to approve. David Dick seconded the motion, all voted in favor.

**Traffic** presented Paul Grimes and Nicole Burgess. Brad Herrin made a motion to approve. Joe Holasek seconded the motion, all voted in favor.

**Long Range Planning** presented Korla Eaquina. Brad Herrin made a motion to approve. Joe Holasek seconded the motion, all voted in favor.

### **PCPB Alternate to the CPC Selection.**

Robert Goldyn presented that he needed an appointed board member that could vote in his place at CPC meetings. David Dick made a motion to appoint Fred Kosmo as the alternate representative. Robert Tripp Jackson seconded the motion, all voted in favor.

### **PCPB Standing Subcommittee Organization**

This item was assigned to the Governance Subcommittee for review and recommendation.

### **Approval of April Minutes**

Jerry Lohla made a motion to approve the April meeting minutes after a minor change was made to wording regarding the Housing Commission property at the corner of Nimitz and Famosa. Fred Kosmo seconded the motion, all voted in favor.

**Treasury Report** – 552.92 in the account with a bill due for internet services for \$210.00.

**Traffic Subcommittee** – Many requests are being made for all way stops.

No other subcommittees had reports to make.

Meeting adjourned at 10:02 PM.