



# PCPB June 21, 2018 MINUTES

(As approved in July meeting)

Peninsula Community Planning Board

June 21, 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, Joe Holasek, Patricia Clark, Mick Moore, and Margaret Virissimo.

## **General**

Meeting called to order by Robert Goldyn at 6:30 PM - all members present.

## **Agenda Approval**

Scott Deschenes made a motion to move meeting/workforce letter above short term vacation. Second by Margaret Virissimo, voted unanimously.

**Special Election** - Fred Kosmo discussed rules regarding election for vacant position, and voting process.

Don Sevens expressed concerns regarding 6 issues that could cause challenges to this election.

Fred Kosmo confirmed by-laws regarding election rules.

Candidates were given the opportunity to speak to the community and the board regarding their qualifications.

Jon Linney pulled his name from the election.

Lucky Morrison spoke of his qualifications.

Opened to Q&A to for Lucky to community and board.

James Hare was not present to speak.

Secret ballots were completed by the board. Election Results - Jim Hare 8 - Brad Herrin, Jerry Lohla, David Dick, Robert Jackson, Fred Kosmo, Patricia Clark, Joe Holasek, Mark Krencik. Lucky Morrison 5 - Sarah Alemany, Mick Moore, Scott Deschenes, Don Sevens, Margaret Virissimo.

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

Karla Equinta - discussed City Future Plan, and Long Range Planning Role.

Jarvis Ross - 30 foot height limit, and Sports Arena/Midway.

Elaine Boland - North Chapel.

## **Applicant - Initiated Action Items**

2. Special Meeting Summary - Robert Goldyn

Action Item regarding PCPB Affordable/Work Force Housing.

PPL- Adriana Secretary PPL read a letter composed by the Park Point Loma HOA.

Margaret Virissimo clarified for the community members that the Chair signs a letter on behalf of the board after a vote.

David Dick corrected process stating that in the past, the Chair has refused to sign a letter, and the 1<sup>st</sup> Vice Chair can sign in that instance.

Katie Bendixon asked the board to rescind letter sent to the City from the PCPB giving support

Valerie Lucio advocated for Homeless housing.

Michael Winn discussed affordable housing as an option. Cameron discussing open space vs. affordable housing.

Jarvis Ross discussed affordable housing in other city's.

PPL residents spoke up preferring open space to traffic.

Lucky Morrison asking for explanation of letter from a year ago.

Robert Goldyn clarified the letter that was sent.

Larry Doherty concerned board does not address park needs in the community instead of housing.

Don Sevens discussed the areas lack in parks/open space.

Evan Donaldson wants see city use non open space for affordable housing, instead of open space to achieve both goals.

Moved to board comments.

David Dick made a motion that the board amend the letter which he would draft and present at the July meeting.

Jerry Lohla seconded. Amended motion to rescind the letter, and send issue back to long range planning for review of a new letter. Unanimous with Chair abstaining.

### 1. Short Term Vacation Rentals - Conrad Wear

Two proposals last year, both failed. New plan from Mayor's Office regarding new rules for short term rentals. City Council issues with new plan.

Community comments regarding Proposed Framework for Short Term Residential Occupancy. Concerns were raised regarding wording, code enforcement, rules and regulations, both current and future.

Board members - Jerry commented on similar issues in other City's such as Coronado.

David Dick made a motion to oppose Mayors Office Proposal, and showing support for wording asking for a 30 day minimum instead of 3. 8 in favor, Sarah Moga Alemany, Patricia Clark, David Dick, Robert Tripp Jackson, Mark Krencik, Jerry Lohla, and Margaret Virissimo. 4 opposed, Scott Deschenes, Brad Herrin, Joe Holosek, Fred Kosmo, and Don Sevens. Mick Moore left early. Chair abstained.

### 3. Peninsula Community Roundabouts - Julie Dillon

Looking for solutions with traffic on Rosecrans. Asking for board support of creating 2 roundabouts in the Peninsula Community as a traffic solution. The two locations are Rosecrans Street and Bessemer, and Rosecrans Street and Owen Street.

Opened to community members for comments followed by board comments.

Margaret Virissimo made a motion to approve the letter with the board's support in installing these traffic roundabout. Sara Moga Alemany Seconded. Opened for board discussion. 11 voted in favor, Scott Deschenes opposed. Mick Moore left early. Chair abstained.

### 4. City Evaluation of West Point Loma Boulevard - Nicole Burgess

Asking board support in a letter from Ocean Beach asking the City to change the classification of West Point Loma Boulevard between Nimitz Boulevard and Sports Arena so the road can be considered for a road diet and cycle track and possibly parking.

Opened to community and board for comment.

Brad Herrin made a motion to approve letter in favor of the feasibility study regarding changing the classification of West Point Loma Boulevard. Jerry Lohla seconded the motion. Joe requested a change in wording, and David Dick requested further changes. Brad made an amendment to the motion. 6 in favor, 6 opposed. Chair opposes.

David Dick made a motion for the traffic subcommittee present a letter at the July meeting supportive of a feasibility study to determine best way to improve bicycle safety on West Point Loma Boulevard without any suggestion of support for road diet or road classification. All present voted in favor, Mick Moore and Fred Kosmo left early. Chair abstained.

### 5. Secondary Dwelling Unit at 4560 Saratoga Avenue - Stosh Thomas

Requesting board support in construction of a new 268 SF garage to an existing 616 SF detached garage with a new 992 SF second story residential on a 6250 SF lot.

Mark Krencik made a motion to support the project. Patricia Clark seconded the motion. All present voted in favor. Mick Moore and Fred Kosmo left early. Chair abstained.

## 6. Rosecrans CDP - Jeff Rippee

Requesting board support for demolition and construction of a new 1134 SF addition over 596 SF basement and 420 SF attached garage to an existing 1872 SF residence on a 8829 SF lot.

Neighbors spoke about their views and concerns on the project.

Don Sevens made a motion to push item to July meeting for involved parties to attempt to come to a settlement. Joe Holasek seconded. 9 voted in favor, Mark Krencik opposed. Mick Moore, Fred Kosmo, and Patricia Clark left early. Chair abstained.

### **Government and Community Reports**

City Council - Conrad Wear reiterated the current hiring of new police officers. OB Planning Board gave updates.

### **Information Items**

Leaders Street Beach Access Stairway Emergency Coastal Bluff Stabilization - Jeff Cramoline, City of San Diego. Gave update on emergency project.

### **Board-Initiated Action Items**

1. Midway / Pacific Highway Corridor Community Plan Update - Robert Goldyn

Information given on drafted letter, and opened to public comment. Opened to board. No motion made.

Invoice for Web Services - Robert Goldyn

Motion made by Margaret Virrisimo to pay web invoice. Seconded by . Unanimous yes by present members. Chair abstained.

Vote to approve May meeting and Special meeting. Both minutes approved.

Meeting adjourned at 10 PM.