



PCPB November 15, 2018 **DRAFT** Minutes

(Pending approval at the January 17, 2019 meeting)

Peninsula Community Planning Board

November 15, 2018 meeting

Point Loma branch Library, 3701 Voltaire Street.

General

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

Present were Robert Goldyn, Fred Kosmo, Patricia Clark, Jerry Lohla, Joe Holasek, Jim Hare, Mark Krencik and Mick Moore; David Dick joined the meeting during Government Reports

Missing were Sarah M. Alemany, Scott Deschenes, Brad Herrin, Don Sevrens and Robert Tripp Jackson.

The agenda was approved (Motion by Lohla, Second by Clark, 8-0)

Non-Agenda Public Comment

Jarvis Ross reported on public comment offered at the City Council meeting in support of preservation of the North Chapel, and thanked those who attended and spoke.

Government Reports

Tylisa Suseberry, representing State Senator Atkins invited all to a "gift raising" event on December 12, benefiting Dreams for Change.

David Surwilo, Community Service Officer of the SDPD Western Division, introduced Deputy City Attorney Katie Llamas, who spoke regarding her job as legal support to the Division. Surwilo also reported on some recent criminal apprehensions; he responded to questions and gave advice regarding car burglaries in Sunset Cliffs and thefts in the Point Loma marinas.

Conrad Wear, representing Councilmember Zapf, reported the status of a number of capital improvement projects within the community. He thanked the Board and said that the transition of the office to the incoming councilmember would be complete on December 10.

Jarvis Ross (regarding consistent general support) and Fred Kosmo (particularly regarding the Airport Noise Advisory Committee) voiced thanks for Conrad's efforts.

Nicole Burgess, of the City Bicycle Advisory Board reported on the approval of a "road diet" for a major street in University City by that area's planning group as an example of the movement to provide additional safe riding conditions in the region.

Applicant-Initiated Action Items

- 1. Barracks Hotel Easement Vacation.** Joe Holasek introduced the project, which includes the vacation of a number of easements necessary to the rehabilitation of a hotel property in Liberty Station, but which do not result in architectural changes. He reported that Project Review had approved the application by vote of 4-0.

No applicant representative was present. Mark Krencik said that he saw no problems with this request.

Motion to approve by Krencik, second by Clark, approved 9-0.

- 2. Charles Street CDP.** Joe Holasek introduced the project, which involves the replacement of an existing residence. He said that the project meets all development criteria and that the only request made by Project Review was that fenestration on a sideyard be reconsidered by the applicant. He reported that Project Review had approved the application by vote of 4-0.

Elizabeth Carmichael presented the project and design details. She said that in response to the Project Review comments the design had been revised to include a new recess and a pop-out for the fireplace on the sideyard wall. Mark Krencik clarified a number of particular project dimensions.

Dan Forester, a neighbor to the project site, approved of the design and the particular changes made in the plans. He noted that the project would remove an existing tree and worried that the "Wooded Area" was incrementally losing the woods.

Motion to approve the Charles Street CDP made by Holasek, Second by Clark, approved 9-0.

- 3. Willink Residences CDP.** Joe Holasek introduced the project, which involves the major reconstruction and addition to an existing residence. He said that the project meets all development criteria. He reported that Project Review had approved the application by vote of 4-0.

Greg Coleman presented the project and the design details. Korla Eaquina raised the matter of Accessory Dwelling Units, noting that both this and the preceding projects included such features. She pointed out that they seem to raise no issue when presented as part of an overall project but they meet opposition when proposed as an addition to an existing home. Mark Krencik also spoke to the Accessory Dwelling Unit matter, saying that the City has

doubled the maximum size of units to 1,200 square feet. He clarified a number of dimensional matters on the project proposal, including the absolute height and means of measurement of the dwelling space above the proposed garage.

Motion by Krencik to approve the Willink Residence CDP, Second by Clark, approved 9-0.

Board-Initiated Action Items

4. Draft Fiscal Year 2019 Peninsula Impact Fee Study.

Oscar Galvez of the Planning Department presented the draft fee study, with thanks to the committee and Planning Board for their active participation in the process. The final outcome was an increase in the per unit impact fee from \$3,687 to \$4,063. Jerry Lohla explained the role of the committee in the process. He asked if Accessory Dwelling Units were charged the impact fee, to which Galvez responded that the City Council had exempted such units. Jim Gilhooly asked if the distribution of funds was subject to a political process, to which Galvez responded that the priorities and funding were set in the adoption of the plan. Korla Eaquinta asked if multifamily projects were charged as one unit or by each of the units proposed, to which Galvez responded that each unit in a project was subject to the fee. Jim Hare raised the issue of the \$12M priority amount in transportation projects associated with the extension of Famosa Boulevard to West Point Loma Boulevard, which the community plan says is subject to future study; Galvez responded that the project was in the fee study since the facility was in the plan, and if the plan were amended to take the facility out the fee would be adjusted accordingly.

Motion to recommend approval of the Fiscal Year 2019 Peninsula Impact Fee Study by Lohla, Second by Kosmo, approved 9-0.

5. Adjournment of December 2018 PCPB meeting.

Robert Goldyn said that absent pressing business, the December PCPB meeting could be adjourned. Mark Krencik confirmed that there were no pending Project Review items. David Dick inquired as to the matter of filling a Board vacancy. Robert Goldyn responded since the Board was within four months of March, it is able to hold the vacancy open and fill it along with the general elections. Fred Kosmo added that he would be presenting the overall election process steps at the January PCPB meeting, including the means of using the election results to fill the unexpired term of the vacancy.

Motion by Dick to adjourn the December 2018 PCPB meeting, Second by Clark, approved 9-0.

PCPB Reports and Parliamentary Matters

1. Chair (Goldyn): CPC has adjourned for November and December. Joel Day, Director of Boards and Commissions, is available to assist in organizational needs of the City's advisory groups such as PCPB.

Treasurer (Clark): The current account balance is \$552.92

2. **Minutes of October 18, 2018. Motion to approve by Hare, Second by Kosmo, approved 6-2, with Dick and Krencik abstaining due to absence.**
3. **Airport Subcommittee (Kosmo): It appears that the Terminal 1 DEIR has been withdrawn to address matters raised during the public review process. Changes will be subject to a future action item.**

Adjournment

The meeting was adjourned at 7:42 PM

--This draft prepared by Jim Hare as substitute for the Board Secretary.