

## PENINSULA COMMUNITY PLANNING BOARD

Minutes, Sept. 18, 2014 – 6:30-9 P.M.

3701 Voltaire St., Point Loma Library

Call to order at 6:33 p.m. (August meeting was cancelled.)

**PRESENT:** Nicole Burgess, Dominic Carnevale, Bruce Coons, David Dick, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Don Sevens, Jay Shumaker and Paul Webb.

**ABSENT:** Patricia Clark, Bruce Cook

### PARLIAMENTARY ITEMS

- 1) **Approval of Agenda.** No formal Harbor Drive realignment presentation although board members wanted to talk about the topic later. Approved by unanimous consent.
- 2) **Approval of July 2014 minutes.** By unanimous consent.
- 3) **Secretary's Report – Don Sevens.** No report.
- 4) **Treasurer's Report – Patricia Clark** She was absent but report was made that \$161.80 is in the treasury. Don Sevens volunteered to contact Joe La Cava, chair of the umbrella organization for the planning groups, to verify that we had submitted paperwork appropriately for city's new annual stipend program and check on its status.
- 5) **Chair Report – Julia Quinn.** Announced she will be absent from the October meeting. Mike Ryan will chair the meeting and questions about the agenda may be directed to Mike Ryan, Don Sevens or Jay Shumaker.

### PUBLIC COMMENT

**JIM GILHOOLY.** Navy has completed eight large fuel tanks to replace 54. Replacement of fuel line along Rosecrans still looms.

**NORM ALLENBY.** Former member points out he no longer is chair of the Water/Environmental subcommittee. He said a recycling center has been set up at Sea Colony near Voltaire without notice to residents and apparently without due process. Matter referred to subcommittee.

**ELLYN HOFF.** Chatsworth Boulevard resident complained that building owned by Point Loma Nazarene University has become a mini-dorm and there is not enough on-street parking in the area. It was suggested she contact the District 2 council office.

**NICOLE BURGESS,** Board member, reported she is on the city's first Bike Advisory Council and that its second meeting will be Oct. 1.

### GOVERNMENT REPORTS

- 1) **Council District 2. Rollin Bush** (236-7025, rcbush@sandiego.gov) was absent.

- 2) **Board Advisor Tony Kempton** was absent. Board member David Dick volunteered to call appropriate supervisors and insist that they be available at our meetings for questions that arise.

## INFORMATION ITEMS

- 1) **Coming pipeline project from Crown Point along Midway with a spur onto West Point Loma.** Manny Delgado, outreach consultant for Public Works, said project will replace 7.5 miles of cast iron water pipe and 1.5 miles of sewer pipe. It will be in the design phase in spring 2015 with construction to start in fall 2015. It will be phased over three years with lane closures and water outages. Board felt public notification plans were grossly inadequate and a member of public was dismayed that no staging area is lined up for the pipe to be laid. Board asked for a return visit closer to construction start.
- 2) **VALERIE PAZ** of Ocean Beach Planning Group reported how the community galvanized and defeated changes that would have weakened the new Community Plan. Board member Dan Dennison also was present. There was confusion as to who on Peninsula board is liaison (previously Nicole Burgess had been named liaison with Paul Webb as backup). Peter Nystrom was asked to become liaison.
- 3) **CABRILLO HOSPITAL.** Shawna Sullivan of EF International reported the language school is in the process of buying the vacant Cabrillo Hospital – but not the adjacent medical building – and turning it into an education center and dormitory for international students. The first two floors would be service areas and classrooms, the remainder dorm space. Students typically come for six weeks, with only 3 percent having cars. Board members were concerned that the site has insufficient parking and that the medical building will suffer. Melanie Nickel, chair of Midway board, said she was enthusiastic about the project but had heard similar concerns about parking.
- 4) **AIRPORT PARKING STRUCTURE, TERMINAL TWO.** Keith Wilschetz of Airport Authority said it will have 3,000 stalls, replacing the current 1,400. Construction will take approximately nine months and is expected to begin in summer 2015. Board member Paul Webb asked that the authority resume distributing its quarterly updates on traffic mitigation measures.
- 5) **HARBOR DRIVE REALIGNMENT.** Board members Nicole Burgess and Jay Shumaker reported that a \$3 million project to move the landscaped median on North Harbor Drive and create 130 parking spaces was quite flawed. They said a new and relocated landscaped median could be used to create a buffer between bike lane and traffic at little cost and effort, if only sponsoring agency would listen.
- 6) **CANON STREET POCKET PARK.** Board member Don Sevrens reported that he had met with Parks and Recreation executives and that he and Jon Linney had briefed Point Loma Recreation Council as well as a few neighbors on the effort to turn a .28-acre triangle at Canon and end of Avenida de Portugal into a passive pocket park. Suggested process is to find a nonprofit to lead the effort, a custodian for donated funds, and a landscape architect to design a conceptual plan after two highly publicized public workshops to determine features the public wants. Then, to raise the money. Site is now owned by Park & Recreation Department. City estimate of development cost is \$550,000 although landscape architect estimate may come in considerably lower. Next step: approaching Point Loma Association about possible sponsorship. Conceptual plan could take a year, and construction up to three years if money is raised. Residents concerned about a park attracting criminal elements or possible burglars were advised that workshops will provide a forum to voice their concerns and that the city's 188 pages on park preparation specify security and maintenance standards.

## ACTION ITEMS

### **1) Clauson Residence, Project No. 369275, 875 Sunset Cliffs Blvd.**

Raze house for new 7,307 SF residence on 14,645 SF lot. Applicant: Randy Hanna. Neighbors had questions about rear parking, landscaping. Board inquired about front wall and was assured that despite three separate buildings, there was only one kitchen for the residence. Recommended 12-0, motion by Dick, second by Carnevale.

### **2) Sinnot Residence Addition, Project No. 374433, 646 San Antonio Place.** 578 SF addition to residence on 6,260 SF lot. Applicant: Bruce Peeling.

Board expressed considerable concern about a front deck, saying that unless it was architecturally compatible and softened by landscaping, it would be an eyesore detracting from a very distinctive house. No concerns about rear addition. Recommended 12-0, motion by Carnevale, second by Linney.

### **2) Nickel Family Compound, Project No. 366569, 550 Gage Drive.** Tentative Map (TM), CDP, PDP, Process 4, to subdivide 54,346 SF lot into three parcels with existing SFR to remain on parcel 1, with shared access. Applicant: Mike Knapton.

Board was quite emphatic that there be NO curb, gutter or sidewalk. "It is out of character with the Wooded Area. The Wooded Area does not want them. Residence is served by a private road and minority opinion was expressed that city requirement for dedication of 25-foot strip for public roadway alongside a private road was a fiasco in the making. It would deprive applicant of land, set a precedent that would affect a neighbor in the future and would confuse maintenance crews – which is private pavement, which is public pavement?"

Recommended, conditioned on NO sidewalk, curb or gutter condition, 10-2. Krencik and Sevrens voting no. Motion by Dick, second by Linney.

### **3) Approval of Letter to City of San Diego on adhering to 30-foot height limit in the Peninsula Community.** Presentation by Paul Webb.

Letter decries mysterious interpretation by the city that allows some projects to circumvent 30-foot height limit approved by voters. Letter asks mayor to cancel interpretation, return to the strict 30-foot limit. Approved 12-0, motion by Carnevale, second by Ross.

## SUBCOMMITTEES

**Airport – Paul Webb.** He said early runway turns by some airlines were creating noise issues and that he would draft a letter.

**Liberty Station – Dominic Carnevale.** He said work has begun to refurbish the landlocked and historic Recruit ship. Also, the golf course clubhouse is under new management and renovations are making it much nicer.

Adjourned at 9:10 p.m. to Oct. 16.