

PENINSULA COMMUNITY PLANNING BOARD

APPROVED MINUTES

Minutes, Oct. 16, 2014 – 6:30-9 P.M.

3701 Voltaire St., Point Loma Library

Call to order at 6:30 p.m., Vice Chair Mike Ryan presiding

PRESENT: Nicole Burgess, Bruce Cook, Bruce Coons, Mark Krencik, Jon Linney, Peter Nystrom, Jarvis Ross, Mike Ryan, Don Sevens, Jay Shumaker.

ABSENT: Dominic Carnevale, Patricia Clark, David Dick, Julia Quinn, Paul Webb

PARLIAMENTARY ITEMS

1) **Approval of Agenda.** No changes.

2) **Approval of September 2014 minutes.** By unanimous consent.

3) **Secretary's Report – Don Sevens.** No report.

4) **Treasurer's Report – Mike Ryan for Patricia Clark** Announced that city has approved procedures for \$500 annual stipends to 41 planning groups and that there is a template for the treasurer or secretary to fill out. He said this would allow the board to become current on its website bill.

5) **Chair Report – Julia Quinn absent.**

PUBLIC COMMENT

DEBBIE PEDERSEN Criticized several residential projects. Said she believes Waterpoint on Scott Street to be 46 feet tall instead of the 30 feet mandated by voters in Prop. D.

VALERIE PAZ Invited suggestions and collaboration on a vision plan. The website is portofsandiego.org/real-estate/3688-vision-for-the-future-to-be-discussed-at-port-workshop.html

JOHN PEDERSEN . Criticized the board for approving projects that violate the 30-foot height limit. Board member Don Sevens advised that in September the board sent a stern letter to the city opposing any loopholes to Proposition D. Board member Jarvis Ross advised that he voted against the Waterpoint project when it came up in 2007.

NICOLE BURGESS, board member, reported a Ride the Point bike ride is Nov. 8, an open street ride in Hillcrest Nov. 9.

GOVERNMENT REPORTS

- 1) **Council District 2. Rollin Bush** (236-7025, rcbush@sandiego.gov) Advised he is not being kept on when a new councilmember takes office in December. Said he is investigating a recycling center at Sea Colony but that progress already being made on reducing its size. A Roseville Town Hall Oct. 22 will focus on parking. In answer to a question, he said it would be much easier to amend Peninsula community plan than start from scratch.
- 2) **Board Advisor Tony Kempton** was again absent despite effort by board member David Dick to have him present to advise.

INFORMATION ITEMS

- 1) **Waterpoint status update.** Presented by Joe Anfuso, chief financial officer. Said he was a native San Diegan and Point Loman with degrees from University of San Diego. That ColRich cares about the community. It is not the original developer, having bought the rights out of foreclosure. He said there were no modifications to height or any other part of the plans approved in 2007. He said parking is underground with a slope. A December/January opening is anticipated.

In answer to questions, Anfuso said he will research a request for pedestrian sidewalks on Scott Street, and that the project will have a total of 125 parking spaces (80 residents, 16 retail, 29 visitors).

Anfuso was invited to return in November for an update and responded favorably.

Board member Nicole Burgess said ColRich could show its intentions to be a good corporate citizen by supporting a simple change in the North Harbor Drive realignment to create a protected bike lane.

- 2) **CANON STREET POCKET PARK.** Board members Don Sevrens and Jon Linney said organizing outreach had identified a potential fiscal sponsor and a custodian for donations to turn a .28-acre triangle at Canon and end of Avenida de Portugal into a passive pocket park. A board member suggested asking San Diego Mesa to have a student draw a conceptual plan as a class project.

In response to a question, it was pointed out that there is zero money, no donations are being taken at this preliminary stage and that completion of a park could be five years away.

ACTION ITEMS

1) Removal of two-hour parking signs in Kellogg Beach area east of Rosecrans. Chuck Hope.

Said building of parking garages on military base has ended overflow parking demand and that residents wanted to be able to park in front of their residences without facing \$52 fines. Propents had done a cursory sampling of opinion and had obtained 33 petition signatures.

Minority opinion on board was that no one knows of proposed change and that this would create a locals-only Kellogg Beach as visitors never would find a parking place.

Supported 6 (Burgess, Cook, Coons, Nystrom, Ross, Shumaker), opposed 2 (Sevrens, Linney), recused 1 (Krencik, relationship). Motion by Shumaker, second by Ross..

Carleton Street Condominiums, Project No. 373548, 3015-3021 Carleton St. Applicant David

Parot. Public criticized the project for having three-bedroom units while claiming to be two bedrooms and escape tougher parking provisions. Criticism that this was a ruse of being built as apartments while intention was to be condominiums with sales being advertising months before even seeking change in status.

Motion to send it back to Project Review subcommittee in November and back to board after that.

Vote in support of postponement was unanimous. (Motion by Ross????, second by Coons??????)

2) Letter on Stafford Place drainage issues to associate city engineer.

Project Review Subcommittee Chair Jay Shumaker seeking advise of associate city engineer Paul Jacob in connection with drainage issues concerning remodelling applications at 747 Stafford Place (Project 352314) and 737 Stafford Place (Project 353467). Concern that runoff is harding Multi-Species Habitat Refuge and Sunset Cliffs Natural Park by possibly creating mosquito pools and causing erosion. Postponed to November by unanimous consent in hopes applicants' representative might be present.

3) City letter seeking input on package of land development code and setting a Nov. 5

deadline for response. Board and public suggested adding provisions including no

loopholes on height limit, having remodels prepare for future undergrounding of utilities, and fine-tuning of way historic property alterations are handled. Motion to authorize Mark

Krencik to carry response forward in collaboration with Ocean Beach planning group. Approved unanimously. (Motion by Coons, second by Nystrom).

SUBCOMMITTEES

Airport – Mike Ryan for Paul Webb. There will be a new stoplight on Harbor Drive at the Coast Guard station.

Liberty Station – Jon Linney for Dominic Carnevale. The landlocked Recruit ship is being painted. Adjourned at 9:10 p.m. to Nov. 20.

Midway Planning Group – Jarvis Ross. A recent traffic survey by the city's Department of Development Services failed to take into account an emergency evacuation route from Ocean Beach and Point Loma in the event of a natural disaster such as a massive earthquake.