

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

April 16, 2015

APPROVED MINUTES (Approved at June meeting, a month late)

Present: Amanda Behnke, Nicole Burgess, Patricia Clark, Bruce Coons, Robert Goldyn, James Hare, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Don Sevens, Jay Shumaker and Paul Webb

Absent: David L. Dick

Called to order at 6:38 p.m. Chair Julia Quinn welcomed new members Amanda Behnke, Robert Goldyn and James Hare.

PARLIAMENTARY ITEMS

1. Approval of Agenda. By unanimous consent.
2. Approval of March 2015 minutes. Chair Julia Quinn suggested that approval be delayed until May so that David Dick, absent, could vote.
3. Secretary's Report – Don Sevens. Bios and contact information for the three new board members will be posted on the website as soon as received.
4. Treasurer's Report – Patricia Clark. She said she is paying the webmaster in installments as city reimbursements flow in but expressed concern about covering his invoices. The city requires new paperwork each year on reimbursements and she is dealing with that.
5. Chair Report – Julia Quinn. Asked Council Aide Conrad Wear to research city reimbursement process.
6. Election of officers
Chair – Julia Quinn was nominated and re-elected.
Treasurer – Patricia Clark was nominated and re-elected.
Secretary – Don Sevens was nominated and re-elected. Note: Motions and seconds to nominate for these offices were not in accordance with Robert's Rules of Order, current edition, so the names of the makers are not being recorded.
Vice President – There was debate about whether more than one person could be nominated. In the end, the matter was trailed to May.
At the end of the meeting, the secretary – acting as parliamentarian – presented future guidance from Robert's Rules of Order, Newly Revised, 11th Edition. (A version of

Robert's Rules of Order is on the board's website as are the California Brown Act, the PCPB Bylaws, and Administrative Guidelines/City Council Policy 600-24.)

The key passages from Robert's are from Chapter XIV, Nominations and Elections:

- NOMINATIONS FROM THE FLOOR. ... the chair calls for nominations at the time established by rule or custom of the organization... (Page 431)
 - A member need not be recognized by the chair to make a nomination. (Page 432)
 - ... in small assemblies nominations frequently are made by members from their seats. No second is required... (Page 432)
 - The chair repeats each nomination (the person's name)...until all nominations for the office have been made. (Page 432)
 - When it appears that no one else wishes to make a nomination, the chair should again ask if there are any further nominations; and if there is no response, he normally declares that nominations (for that office) are closed... (Page 436)
7. PCPB Subcommittee Memberships. Delayed until end of meeting with subcommittee reports.

NON-AGENDA PUBLIC COMMENTS

JOSEPH BATTAGLIA – He said his understanding was there would be a loss of a dedicated right turn lane from Scott Street onto North Harbor Drive going south because of the Port District's reconfiguration of that stretch of road. He said the only way to exit Shelter Island is via Scott or Rosecrans and that after summer concerts or on holidays it can take 45 minutes to reach North Harbor Drive. Forcing vehicles pulling boats to make a sharp 90-degree turn will further impede traffic.

Council aide Conrad Wear, in attendance, said his understanding was that the right turn lane was supposed to be kept and he would investigate. (It was later determined that the dedicated right turn lane would be retained but the location adjusted.)

MICHELE REYNOLDS – She raised the issue of the tragic loss of infant Juniper Aavang who died after being hit while in her stroller by a vehicle at Catalina and Canon. Chair Quinn advised her that the matter had been referred to the city's Traffic Department at the request of Council Member Lorie Zapf. A traffic study – due out around March 27 – apparently is not ready yet. Reynolds advised that a community meeting would be held at 11 a.m. Saturday April 18 at Westminster Presbyterian Church.

NICOLE BURGESS – Requested time on the May agenda for Nicole Capretz to present the City's Climate Action Plan.

GOVERNMENT REPORTS

Council District 2 – Conrad Wear presented highlights of city’s next budget including three new code enforcement officers, money for playground equipment for Liberty Station (maintenance or purchase not clear) and a fire station for Ocean Beach. He said a park ranger was not included for Sunset Cliffs Natural Park but said an attempt would be made to add that in the May revise.

He said a session to gather public views on revising the city’s vacation rental policy will be at 9 a.m. Wednesday April 22 on the 12th floor of City Hall. (Board member Patricia Clark responded that a nearby vacation rental at Liberty Station had been an extreme nuisance for 10 years.)

City Planning – Associate city planner Tony Kempton was absent.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

1. **Ocean Beach Planning Board update** – Valerie Paz was absent.
2. **Liberty Station Signage and Wayfinding** -- Kim Elliot and Nathan Cadieux of McMillan Companies presented prototypes of new signage for Liberty Station. Among them were entry arches and corner monuments. Persons trying to find an (unmarked) office may be able use their smart phones and be guided in, step by step, by a Wayfarer system.

Voltaire Street bridge. (Not budgeted but raised at this point for discussion.) A retrofitting of the 1959-era bridge had been the subject of a city presentation at the March board meeting and member David Dick said this was an opportunity to create a bridge the community could be proud of, structurally sound and visually interesting. No vote was taken then.

Members Nicole Burgess and Don Sevrens asked for the opportunity to have a discussion. Instead, the matter was referred to Peter Nystrom, chair of the traffic subcommittee, with instructions to hold a noticed subcommittee meeting in May.

ACTION ITEMS

1. **Whalen Residence CDP Amend**, Project No. 404721, 4517 Santa Monica Ave. RS-1-7. CDP and Neighborhood Use Permit Amendment to convert existing 460 sf guest quarters to a Companion Unit. Coastal (Non-Appealable) Overlay Zone. Applicant: Nick Doenges

Guest quarter and companion unit definitions have changed over the years and the presence of a stove put the structure out of compliance. Planning Commissioner James Whalen asked for the opportunity to get into compliance.

Motion by Mark Krencik, second by Jay Shumaker to recommend approval. Passed 13-0.

2. **Phin Condominiums CDP/TM**, Project No. 407710, 2069 and 2071 Froude St., Zone RM-1-1. CDP and TM to convert two (2) existing residences into two (2) residential condominiums. Coastal (Non-appealable) Overlay Zone. Applicant: Robert Bateman

Motion by Mark Krencik, second by Paul Webb to recommend approval. Passed 13-0.

3. **Request for Approval of Resolution Expressing Concern on Approval of the One Paseo Project in Carmel Valley and Letter to Council Member Lorie Zapf on City Council Approval of the One Paseo Project in Carmel Valley**. Presentations by John Ziebarth for Jeff Powers, with a coalition opposing the project and by James Lawson of California Strategies for Kilroy Realty, developer of the proposed project.

The project had been opposed by four nearby planning groups but ultimately was approved by the City Council on 7-2 vote with Lorie Zapf voting in favor.

Some debate centered on the project itself, including density, lack of public transportation, community character, innovative design with open space in between and parking areas hidden, and massive scale.

Much of the board debate, however, focused on larger issues: Whether the City Council has a history of approving projects that violate community character, whether all community planning groups are outraged, what gave this board the right to second guess on this project, whether it was wise to push the City Council on rescinding its vote when a public referendum could accomplish that result, and whether coupling a massive rezoning with approval of a specific project was setting a horrible precedent in the city.

Jarvis Ross made a larger point that is not dependent upon what one thinks of the Paseo One project itself: “The packaging of a zoning change along with the project I believe set a dangerous precedent, particularly when the all the neighboring planning boards opposed not the project but the size of it which in this case required a zoning change among other inconsistencies. This action set a precedent for making every community vulnerable to negative impacts. Zoning changes should be done separately and only after proper community review.”

Motion by Jay Shumaker not to send a letter, second by Jon Linney. Voting not to send a letter: James Hare, Jay Shumaker, Jon Linney, Don Sevrens, Patricia Clark, Amanda Behnke, Robert Goldyn. Voting to send a letter: Paul Webb, Peter Nystrom, Bruce Coons, Jarvis Ross, Mark Krencik, Nicole Burgess. Motion not to send a letter carried 7-6.

- 4. Loma Riviera 76 Station PCN, 4049 West Point Loma Blvd, Zone CC-1-3 Approve letter that PCPB has no objections to application for a Public Convenience or Necessity (PCN) application submitted to the San Diego Police Department for off-sale beer and wine. Applicant: Steve Laub.**

Applicant not required to present to the planning board at this time but wanted a letter in support before investing considerable time in the approval process. Applicant compared the plight of a service station owner to that of a theater owner: For one the profit is in the popcorn, not the admission price; for the other the profit is from the mini-market, not the gasoline pumped.

Motion to approve letter by Don Sevrens, second by Jon Linney. Motion carried 13-0.

SUBCOMMITTEES

Subcommittee reports were combined with an assessment of who was on them, when, whether there were openings, who was chair, and when did they typically meet, if ever. Because of acoustics and the lateness of the hour, there was confusion as to what was said. Rather than provide misinformation, the secretary will ask subcommittee chairs to provide member lists and projected meeting date and location in writing. The subcommittee listings on the pcpb.net website will be revised from written updates as they come in.

Airport – Paul Webb. Said completion of an on-airport road in August and the new rental car facility on Pacific Highway in January 2016 would significantly reduce traffic on Harbor Drive.

Liberty Station – Now down to two members.

Park and Recreation – Now down to two members with Jon Linney succeeding the departing Mike Ryan as chair. Linney said the city is installing an emergency-access gate at the future park site on Avenida de Portugal to replace half of a wooden barricade and placing boulders along Canon Street to prevent unauthorized vehicle entry.

Project Review – Chair Mark Krencik said the panel is in transition with one opening or possibly two if David Dick’s work schedule does not permit his continued participation.

Transportation – Chair Peter Nystrom said his panel is in transition as well, with one former member now a consultant due to frequent recusals because of potential conflicts of interest.

Adjourned at 9:30 p.m. to Thursday May 21.