

# PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Sept. 17, 2015

## Approved Oct. 15 with clarifying traffic subcommittee item

**Present:** Amanda Behnke, Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, James Hare, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Don Sevrens, Jay Shumaker and Paul Webb.

**Absent:** Nicole Burgess.

Called to order at 6:32 p.m.

### PARLIAMENTARY ITEMS

PI 1. Approval of agenda. By consent.

PI 2. Approval of July 2015 minutes. Motion by Jarvis, second by Clark. Approved 12-0-1. Webb abstaining (absent), Burgess not present.

### ACTION ITEMS

**Citygate Report on Fire Station Funding.** Approve letter to conceptually support Citygate Report for new fire stations and conceptually support public bond financing, subject to voter approval, to design, construct, and equip new fire stations throughout San Diego. Presentation: City Council President Pro Tem Mart Emerald, Assistant San Diego Fire Chief Ken Barnes and Chris Olson, independent budget analyst.

Presenters said San Diego needs 19 more fire stations because of growth and traffic congestion in order to avoid potentially fatal lags in response times. A general obligation bond issue on the November 2016 ballot is the intended financing vehicle. That bond issue would require a two-thirds favorable vote to pass.

Fire stations would be cookie-cutter style when practical to save money and issuance of bonds would be done in stages to help control interest expense.

**Shumaker:** Is this a good time to borrow?

**A:** (Olson) Yes.

**Dick:** Are we jumping in line ahead of other infrastructure needs?

**A:** (Emerald) Nothing else has come forward yet.

**Matt DeVol:** Why not raise transient occupancy tax to West Coast market rates?

**A:** (Emerald) Voters keep turning them down.

Motion to authorize sending letter in support of the concept in proposed funding and construction of fire stations in the Citygate report. Motion by Webb, second by Jarvis. Motion approved 13-0, Burgess absent.

### **PARLIAMENTARY ITEMS (Continued)**

PI 3. Secretary's Report – Don Sevrens. Requested that there be an agenda item in October to discuss prompt posting of draft minutes with the board-approved minutes to replace them later.

PI 4. Treasurer's Report – Patricia Clark. Treasury has \$266.65. New fiscal year starting, beginning new round of annual \$500 capped reimbursement.

PI 5. Chair Report – Julia Quinn. Bylaws need updating and working to draft something for the October agenda. A proposal to create a code compliance subcommittee will be trailed to the October agenda.

### **NON-AGENDA PUBLIC COMMENTS**

None.

### **GOVERNMENT REPORTS Council District 2 – Conrad Wear.**

An overflow audience, drawn by the FAA issue and many of them first-time attendees, were delighted to find Lorie Zapf's aide present and peppered him with questions.

Short-term vacation rental policy changes? A: Still fluid but available on website. Asking for 21-day minimum stay for most of Point Loma.

Plum Street unfinished house? A: Sept. 16 hearing showed sidewalk is completed. Next deadline is Jan. 7. Applicant must have house completed or face demolition.

Sunset Cliffs Natural Park update? A: Two park rangers will be on board in mid-October.

On the Small Hotel (i.e., Dolphin Motel), why did city issue a certificate of occupancy without the billboard coming down? A: Billboard is not a condition of the project approval process.

Midway Post Office? A: It has been picked up by a leasing company, possibly for warehouse use.

Voltaire Bridge? A: It is at the 30% design level.

Correia Junior High? A: School district is building a retaining wall and it may take a year.

**City Planning** – Associate city planner Tony Kempton was present.

## **ACTION ITEMS (Continued)**

### **FAA SoCal Metroplex Project Environmental Assessment Response Letter.** Presentation: Paul Webb.

Webb explained that the proposed FAA flight path changes are being driven by new GPS technology coming into the cockpits. He distributed a full-color map showing current and proposed flight paths. He said the FAA claims that there is no significant increase in noise, or less than 3 decibels although the Environmental Assessment does not account for planes possibly flying over new areas not used to the noise.

He explained that the public can respond to what is in the proposed environmental documents – hundreds of pages – but cannot bring legal challenge the documents themselves until after they are adopted.

Los Angeles changes are major and prompted the extension of the public response period to Oct. 8, he said. In comparison San Diego changes are far less impactful.

Webb told an overflow audience that they should consider writing their own letters and send them to the FAA, Rep. Scott Peters or District Two council aide Conrad Wear. (The deadline was Oct. 8.)

**Dick:** What is being gained from this? We should ask that in the letter. We should add a paragraph about excess fuel residue on the National Monument, National Cemetery and homes in the southern portion of the Wooded Area.

Motion by Dick, second by Linney to approve issuance of letter to FAA with additional language regarding jet fuel residue and air and water quality impacts. Motion approved 13-0, Burgess absent.

## **NEW/OLD BUSINESS**

**Possible appeal of Soto Street Residence CDP, Project No. 402528, 2260 Soto St.**

Sevrens asked if there was any appetite by the board to appeal Development Service's approval given that a board majority did not back the project and that the board's two-month lag in approving minutes, posting them and supplying them to Development Services had led to an irregular procedure and a possible formal complaint from the project manager.

Board was not interested in appealing because of a split vote, failure to have a second motion expressly recommending denial and absence of any neighbors from the meeting.

## **INFORMATION ITEMS**

**Ocean Beach Planning Board update** –Dan Jensen said his board seems to like the recommended changes to its bylaws.

## **ACTION ITEMS (Continued)**

**Canon Street Pocket Park** – Approve letter drafted by Chair Quinn to Council Member Lorie Zapf in support of using up to \$830,000 in Developer Impact Fees to develop Canon Street pocket park. Presentation: Conrad Wear, District 2 Council Office, Craig Hooker, San Diego Park and Recreation Department, Jon Linney, PCPB.

**Wear:** The money is in the account, it is the Number One project of Park & Rec, there is no competing project, library and fire needs have been met and we ask for your support.

**Hooker:** Park and Rec is excited.

**Linney:** We have a broad range of letters of support including United Portuguese S.E.S., Point Loma Kiwanis, immediate neighbors, community residents and a former city council member for this district. We need a park instead of condos.

**Wear:** Funding proposal will go to the City Council in about two months. Typically the city spends \$1 million an acre on a park. This park is .67 acres. It is extremely difficult to find land in this community. We have the land.

**Hooker:** Public can provide input, including a preferred name, at two or three workshops.

**Juliana Piatek, United Portuguese S.E.S. president:** The city supports the park 100%. The Portuguese community supports the park 1,000%.

**Dick:** He was critical of a need for a park, citing the nearby but hidden and landlocked Cabrillo North (.21 acres) and Cabrillo South (.1 acre) he first learned about six months ago. He expressed a desire for better park maintenance and raised questions about water. He mentioned the possibility of diverting all funds from the park to some other projects. Although

he was critical, when voting started later he said the board had brought him around and voted in favor.

No other board member and no member of the audience spoke against the park.

**Mike Ryan:** The Peninsula has a deficit of 700 acres of park land.

**Coons:** There is no higher opportunity. We have the opportunity.

Motion to approve sending letter. Motion by Coons, second by Clark. Motion approved 13-0, Burgess absent.

**Del Monte Home CDP**, Project No. 419617, 4546 Del Monte Ave., Zone RS-1-7. CDP (Process 2) to construct 3,087 sf two-story residence with detached garage on 0.12 acre site. Coastal overlay (non-appealable). Coastal Height Limitation and Parking Impact Overlay zones. Applicant Edward Welby.

Motion by Shumaker, second by Webb to approve. Motion approved 13-0, Burgess absent.

**Voltaire Apartments SDP**, Project No. 409950, 2626-1/3 Voltaire St., Zone RM-2-5 SDP and NDP (for parking) to construct 12 apartments totaling 22,978 sf (includes garages) on 0.47 acre site. Coastal Height Limitation Zone. Affordable Expedite Building Program. Applicant: Vesna Mrakovic.

Proposed were 12 apartments on three levels on a steep slope behind Point Loma High School. The site is on the edge of single family homes of older design. Proposed were tandem parking (the car in front must pull out for the car behind to leave). The apartments would be 1,176 square feet with two bedrooms and two bathrooms. Applicant said the project proposes 12 instead of allowable 14 units. One unit to be affordable. The site is not in the tandem parking overlay zone but a permit can be obtained. The applicant has owned the land, now vacant, since 1965.

**Sevrens:** Is there any alternative to tandem parking?

**A:** (By applicant or representative): No.

**Webb:** Any provision for garage storage to avoid intruding on parking spaces?

**A:** There are overhead cabinets.

**Krencik:** This is a transitional property between single and multifamily buildings. It ignores being on the edge and the overall size is a concern. Also the tandem parking.

**Shumaker:** I was against at Project Review. Parking spaces seem tight and half the cars may wind up on the street. Twenty-four cars on a steep drive is a concern as is getting trash to the street. “Just because they are legal does not make them good projects.”

**Dick:** The modern architecture near older homes is not the right look for the neighborhood.

**Linney:** This project is too big. It doesn't feel like it fits.

**Coons:** Way too dense.

**Goldyn:** Moving a curb cut closer to an intersection is not prudent.

**Applicant Ted Tchang, president and CEO of Techbilt:** We won't compromise on the unit count.

Motion by Shumaker, second by Coons to deny. Motion recommending that project be denied passed 8-4, Burgess absent, Linney no longer present. Voting in favor of denying: Behnke, Clark, Coons, Dick, Goldyn, Krencik, Sevrens, Shumaker. Voting against motion: Hare, Nystrom, Ross, Webb.

**Jarvis & Scott CDP/SDP,** Project No. 429363, 2902-2912 Jarvis St., Zone RM-3-7, CDP and SDP (process 3) to demolish eight apartment units and construct twelve 3-story units totaling 22,564 sf on 0.361 acre site. Coastal (non-appealable) Overlay Zone. Applicant: Joseph Holasek.

Krencik said project in compliance with density regulations as well as the architecture and all other aspects. The project needs to move before storm water changes take effect Dec. 24.

Motion by Sevrens, second by Shumaker to approve. Motion approved 11-0, Burgess absent, Dick and Linney no longer present.

**Keats Townhomes Map Waiver,** Project No. 434210, 3125-3131 Keats St., Zone RM-3-7. Map Waiver (Process 3) to waive requirement for a Tentative Map to create four residential condominium units (under construction) totaling 5761 sf and waive requirement to underground existing utilities until the area is ready. Applicant: Justin Brennan.

Motion by Webb, second by Nystrom to approve. Motion approved 11-0, Burgess absent, Dick and Linney no longer present.

**PM Invest TM,** Project No. 416775, 4592 Santa Monica Ave., RM-1-1. Tentative Map and CDP for conversion of two existing residential units to condominiums. Coastal (non-appealable) overlay zone. Applicant: Eric Myrmel.

**Krencik:** Other aspects approved 18 months ago and the only issue now is the tentative map.

There is some floor area ratio left and I would ask if applicant is comfortable with a condition that would maintain setback to keep the appearance of two houses.

**Applicant Eric Myrmel:** I'm comfortable with that condition

Motion by Krencik, second by Clark to approve tentative map with condition that any future development maintain sideyard setbacks. Motion approved 11-0, Burgess absent, Dick and Linney no longer present.

## **City of San Diego Draft Climate Action Plan (CAP) dated July 2015, and COP Draft Environmental Impact Report Response Letter.**

Chair Quinn said there is a Sept. 29 deadline on the project review and that her letter supports increased walkability and bicycle compatibility while acknowledging there are some weaknesses.

**Clark:** She did a lot of work on this.

**Krencik:** There are very aggressive energy conservation goals. If even half are achieved, that is good.

Motion by Shumaker, second by Clark to approve sending of draft letter. Motion approved 10-0-1. Burgess was absent and Dick and Linney were no longer present. Webb abstained because of his roles with other organizations.

### **SUBCOMMITTEES**

**Airport – Paul Webb.** The Airport Authority is giving consideration to a redesign of the surface street traffic system east of the airport. Traffic coming west from Point Loma is now 25% of the overall volume instead of the previous 30%.

**TRAFFIC – Nystrom** –On Chatsworth, two left-turn lanes instead of one are still being considered for vehicles turning from Chatsworth onto Catalina. Backups at Chatsworth onto Catalina have resulted in increased traffic flow onto Del Mar. The Traffic Department has decided to remove current restrictions at Del Mar and start over after a new study. On Talbot, despite complaints about speed, the department found that the posted sign and the 85% of traveling motorists did not warrant a new posting. Further, a three-way stop sign at Talbot and Gage was definitely not recommended.

**Midway – Jarvis Ross.** A representative of the Midway planning board patiently sat through 3.5 hours of meeting to tell PCPB that they are involved in a comprehensive traffic study of Midway, Pacific Highway and Old Town arterials. An important meeting was scheduled for 12 -2 Wednesday, Sept. 23.

Adjourned at 10:07 p.m. to Thursday, Oct. 15.