



PCPB February 21, 2019 Draft Minutes
(Pending approval at March 21st meeting)

Peninsula Community Planning Board
February 21, 2019 meeting

Point Loma Branch Library, 3701 Voltaire Street.

General

Meeting called to order by Robert Goldyn at 6:00

Present Robert Goldyn, David Dick, Brad Herrin, Mark Krencik, Scott Deschenes, Robert Tripp Jackson, Jim Hare, Fred Kosmo, Jerry Lohla, and Sarah M Alemany.

Absent were Patricia Clark and Don Sevens, Joe Halosek as well as two vacant seats.

Motion by Brad Herrin to approve agenda, seconded by Scott Deschenes. All voted in favor.

Government and Community Reports

City Council District 2, Dr. Campbell, introduced herself, and discussed her view on City Council processes. Questions were asked and answered regarding legislation, both new, and future.

Officer Serwillo reminds everyone to be careful when driving with the cold wet weather. Police response to sleeping in cars and motorhome issues were discussed.

Senator Atkins Office gave a report on new budget proposal. Businesses are affected by the lack of recycling services in the area.

Non-agenda Public Comment

Korla Equinta discussed the Cannon Street pocket park and the art involved. Planning boards are very important. 2019 regional plan to be delayed by two years. 50% of residents can vote to make residential parking district.

Geoff Page passes on comment due to Don Sevens being absent.

David Dick discussed the City giving a budget for planning boards.

Applicant Initiated Action Items

- 1. 2-Hour Parking on Curtis Street** - Todd Setzer and Brad Herrin discussed some signs that have been left behind from NTC. The signs are no longer needed as there is no longer an issue with NTC parking. Jim Hare makes a motion to support removal of signs. Robert Tripp Jackson Makes a second. 9 to 0 in favor.
- 2. Liberty Station Transfer of Lease** - Sarah Alemany read a letter from Don Sevrens regarding the transfer of the lease at Liberty Station. David Dick makes a motion, seconded by Jerry Lohla. 6 in favor, 3 opposed.
- 3. Sorrento House CDP** - Mark Krencik discussed a second look taken regarding the project due to issues brought to the board last month. Board discussed concerns regarding 30' height limit, and City's pending second approval. Jerry Lohla makes a motion to approve. Brad Herrin makes a second. 7 in favor, 2 against.
- 4. 4386 Newport Avenue CDP** - Mark Krencik discussed a home that is already built, and the flaws in the building. Committee voted 4 to zero to deny the project due to several issues. The project is not consistent with the community plans. Neighbors, including Monty Insko and Will Vukmanic, were present to discuss their lack of approval for the project. Brad Herrin discussed the applicant's behavior and demeanor through the entire process. Jerry Lohla makes a motion to recommend denial based on project review and request ability to appeal if needed. Fred Kosmo seconds the motion. 9 to 0 in favor of denial.
- 5. Metz/Lewis NDP/CDP** - Mark Krencik discussed committee's approval 4 to 0 of the project upon removal of one piece of the fence which has been changed on the plans. Scott Deschenes makes a motion to support, Robert Tripp Jackson Makes a second. 9 to 0 in support.

Information Items

- 6. Sunset Cliffs Natural Park** - Ellen Quick gave an update on the hillside Improvements project by the Sunset Cliffs Natural Park Council.

Board-Initiated Action Items

- 7. PCPB Election Structure, Process, and Procedure** - Fred Kosmo discussed the election on March 21st. Motion to fill both vacant seats in March election with 6th place filling 2 year term, 7th place filling one year term, second by Jerry Lohla. 9 to 0 in favor.

PCPB Reports & Parliamentary Matters

Mark Krencik motions to approve January Minutes, David Dick Seconds. 8 in favor, Brad abstains due to absence.

Subcommittee reports given.

\$552.92 in PCPB budget.

Adjourned at 8:10 PM

Sunset Cliffs Natural Park Hillside Improvements Project notes from Ellen Quick are attached to these minutes.

Update on Sunset Cliffs Natural Park Hillside Improvements Project from Ellen Quick, Chair of Sunset Cliffs Natural Park Trails /Coastal Conservancy Project Committee, to PCPB 2/21/19

Some of you may remember that I was here to tell you about this project back when it was in the planning stages. This is a project that you approved in 2011. SCNPC Chair Gene Berger shared my input about it last April, when Phase 2 construction was just getting started.

Phase 1 of the project included demolition, regrading, and revegetation of the area where the Dixon buildings were, and a little piece of the trail. This area was done first because of a fire in that area, and this area is now in its 5 year maintenance period.

Phase 2, which is everything else, started a year ago. The grading and recontouring are complete, and planting is more than half done. In the area north of the former ball field, about 95% of the revegetation has gone in.

As of our field engineer's February 2019 report, the contractor was waiting for permits to come in from DSD for a small pedestrian bridge and a couple of crib walls. Planting will proceed on the southern half, from the former ball field area south to the navy boundary. They're putting the irrigation into that area – as you may remember, this is all temporary irrigation, to be removed after the 5 year maintenance period.

The contractor has been using best management practices for erosion control, including sandbags filled with native soil, silt fences, fiber rolls, burlap sheets, and hydromulching. The contractor is actively working to repair erosion rills – not an easy job, with this year's rains – but he is doing the best he can to stay on top of it.

We are aware, as you also may be, of the concerns raised by some members of the community, especially about herbicide. City staff and the contractor are also quite aware of the concerns, and the landscape subcontractor is fully trained in proper application of herbicide. What's important to remember here is that most of the weeding is being done by hand. The contractor is limiting the use of herbicide as much as possible. Everything is being monitored and is under the direction of the project biologist.

One of the dilemmas – for which there's no easy answer – is that for native plants to flourish, the ratio of natives to non-natives needs to be about 75% to 25%. When it's

the other way around, with 75% non-natives, the natives have a lot more trouble getting established.

So, that's the reason for both the temporary irrigation and the decision to use herbicide this season. Again, please remember that most of the weed control is being done by hand.

Another concern with the project has been the orange plastic fencing that deteriorates and ends up in the ocean. The SCNPC wholeheartedly shares that concern and passed a motion last fall requesting the use of only biodegradable fencing, as well as only biodegradable sandbags filled with native soil.

I'm very pleased to be able to report that the contractor for Phase 2 has decided to use post and rope, not plastic, to protect the plants.

Where you see the plastic fencing, that's Phase 1. That contractor did elect to continue to use the plastic fencing. The project manager has agreed to make sure that the Phase 1 contractor is aware of our motion going forward, for the rest of the maintenance period.

So, yes, there are challenges. There always are. But even with these, it's going to be beautiful. This project is adding 27,000 native plants. It's providing safe pedestrian access to the amazing coastal views. The benches and interpretive signs will be going in at the end.

So know that this project will manage its challenges. When the community voices concerns, city staff and the contractor collaborate to create solutions and an even better project emerges.

If you haven't been to the park recently, do go for a walk. In the next 2 months, the flowers in the demonstration garden will be at their peak, and the plants in Phase 1 and the first to go in in Phase 2 are already flourishing.

So please check it out. Thank you.