

PENINSULA COMMUNITY PLANNING BOARD

Minutes June 19, 2014 – 6:30-9 P.M.

3701 Voltaire St., Point Loma Library

Call to order at 6:35 p.m.

PRESENT (11): Patricia Clark, David Dick, Mark Krencik, Bruce Coons, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Jay Shumaker, Dominic Carnevale and Paul Webb.

ABSENT (4): Nicole Burgess, Bruce Cook, Don Sevrens and Jon Linney.

PARLIAMENTARY ITEMS

- 1) **Approval of Agenda.** Approved by unanimous consent.
- 2) **Approval of May 2014 minutes.** Approval of meeting minutes tabled to next month pending clarification of action item #4.
- 3) **Secretary's Report – Don Sevrens.** No report.
- 4) **Treasurer's Report – Patricia Clark.** Reported \$114.86 balance after writing \$210 check to keep Website alive. Clark and Quinn reported that City Council approved funding at \$500 per year for planning group expenses.
- 5) **Chair Report – Julia Quinn.** Reported that the City will conduct a traffic safety study of Chatsworth between Plumosa and Lytton Streets. Development Services Department in-depth training session for elected members of planning groups reviewing projects/public project is June 30. PCPB members are encouraged to RSVP by June 25th.

PUBLIC COMMENT

Jim Gilhooly, Miramar Fuel Pipeline 2015-16 construction update.

Frank Slater encouraged the board to address the height limit abuses in the Peninsula area.

Steve Barlow asked for better coordination of ongoing public improvement projects occurring in our streets.

Valerie Paz of Ocean Beach Planning Group said joint OBPB and PCPB subcommittee was approved by OBPB. Request for Ocean Beach Town Council funding source has been approved in concept by OBPB and request will be sent to joint subcommittee. Valerie informed board of OB petition being circulated

supporting OB Community Plan update without modification proposed by Planning Commission. OB Community plan is scheduled to go before City Council on June 30th.

Mike Ryan, board member, introduced Mir Ali owner of Mailbox Etc. located on Rosecrans. Mr. Ali is donating a PO Box for PCPB's use.

GOVERNMENT REPORTS

- 1) **Council District II. Rollin Bush** (236-7025, rcbush@sandiego.gov). "Meet the Mayor" series event is scheduled for June 24th at 5:00, Pacific Middle School. City Council approved Oversized Vehicle Ordinance which will go into effect later this summer. Point Loma Summit project was approved by Planning Commission. Peeling Appeal Hearing is scheduled for City Council on July 14th 2014.

Bruce Coons advised him that Development Services quietly made changes on height ordinance without informing planning groups. One change allows height to be 30 feet from *final* grade instead of *existing* grade. This allows developers to build exterior walls and planters to exceed 30 feet height limit. Coons believed the City should consider the benefits of having a private view corridor ordinance.

INFORMATION ITEMS

- 1) **San Diego County Regional Airport Authority Airport Development Plan (ADP) – Keith Wilschetz** presented three airport expansion options and timelines. Paul Webb, subcommittee chair, expressed four concerns with current plan. 1) Options are similar, 2) Impact of Rodriguez Airport on San Diego Airport traffic, 3) backup plan if three proposed options are too expensive and 4) impact of increased flights and expanded curfews. Questions or concerns may be emailed directly to pcopper@sandag.net.

ACTION ITEMS

- 1) **Tobos Companion Unit, CDP, Project No.359520, 4451 Granger St – Mike Perkett**

Concerns were expressed by board members and public that construction of a granny flat in this case would result in a violation of city ordinance prohibiting both units being rentals with city having no ability to monitor or enforce as to who would occupy which unit during construction and afterward. The owners of the property were present and addressed community concerns. Motion to approve companion unit CDP passed 10-0-0. Motion by Dick, second by Clark.

- 2) **Point Loma Village SDP, Project No. 365489 – Tony Cutri, Rudy Medina.**

Concerns were expressed by board members and public that project is not located in a transit overlay zone and adequacy of proposed parking. Project density, parking lot access and parking lot configuration were also concerns. Motion to postpone to July meeting, seeking information to address issues raised at tonight's meeting. Motion passed 9-1-0. Motion by Dick, second by Ryan.

3) Jackson Residence, CDP, Project No 363627, 1953 (sic) Mendocino Blvd. – William Jackson or Gary Taylor.

Applicant not present and item tabled until July.

4) Variance for circular driveway 2844 Chatsworth Blvd. – Patrick Hermsen. Conceptual approval for circular driveway variance. The PCPB is in emphatic support of the Hermsen variance application for a circular drive for the aesthetic and traffic safety of the neighborhood and recommend application fee for the variance be waived by the City. Motion passed 10-0-0. Motion by Shumaker, second by Dick.

5)

6) Deco Bike Share locations in District 2 – Pete Nystrom. PCPB recommendation letter to Deco Bike Share Program motion to approve except that any kiosk advertising be subject to review and approval by the PCPB. Motion carried 10-0-0. Motion by Nystrom, second by Webb.

SUBCOMMITTEES

Airport Authority – Webb. ADP review and concerns as discussed in informational item #1.

Liberty Station – Carnevale. Building 271. Dominic reported that in our original Town Hall meetings with Larry Rosenstock and others from the HTH group we were told the original ceiling would remain intact. A request to Kim Elliot, Larry Rosenstock and Kristen Byrne requesting their presence at our board meeting to comment.

Parks and Recreation – Ryan. No report.

Project Review – Shumaker. Motion to approve David Dick as a member of the Project Review Subcommittee. Motion carried 9-0-0. (Carnevale absent). Motion by Shumaker, second by Webb.

Traffic – Nystrom. No Report

North Bay CPG – Ross. Reported that 14 applications have been received for medical marijuana dispensaries in the Midway community.

Adjourned at 9:15 P.M. to July 17, 2014.