



# MINUTES

## Meeting Date: September 15, 2016

The regularly scheduled meeting of the Peninsula Community Planning Board was held on September 15, 2016, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92107. Meeting called to order at 6:31pm.

All Board members present, with the exception of David Dick and voting as indicated.

1. Approval of Agenda. M/J. Hare, S/P. Webb to approve agenda to add urgency item of amendments to the residential multiple dwelling unit (RM) base zone height limit for properties within the Peninsula Community Planning area in the Coastal Height Limitation Overlay Zone as Action Item #1 renumbering Items 1-7 as 2-8. Hare indicated that the urgency requiring the addition of the matter to the agenda was: messages from a member of the community saying the matter was not correctly titled on the agenda as posted; the matter is scheduled before the Planning Commission prior to the next PCPB meeting; and that the PCPB was acting on advice from City Planning Department staff forwarded by email. **(No motion made to change agenda to add as an Info Item City of San Diego presentation on Sewer and AC Water Group Job 764A.)**  
Approved: 12/1/0 Chair not voting)  
Yes: P. Clark, B. Coons, R. Goldyn, J. Hare, B. Herrin, J. Holasek, M. Krencik, J. Lohla, L. Miller, P. Nystrom, D. Sevens, P. Webb  
No: J. Quinn  
Abstain:  
Absent: D. Dick
2. Treasurer's Report. Treasurer Patricia Clark reported a bank account balance of \$396.09; has not received invoices from webmaster.
3. Chair's Report. Chair Linney had no report.
4. Approval of Minutes. M/J. Hare S/B. Coons to continue approval of 7/21/16 PCPB meeting minutes to October 2016 meeting and direct chair to discuss with secretary timing for meeting minutes as project action votes required by City for processing projects **(No motion slip provided for action; minutes based on my notes).**  
Approved: 13/0/0 (Chair not voting)  
Yes: P. Clark, B. Coons, R. Goldyn, J. Hare, B. Herrin, J. Holasek, M. Krencik, J. Lohla, L. Miller, P. Nystrom, J. Quinn, D. Sevens, P. Webb  
No:  
Abstain:  
Absent: D. Dick
5. Secretary's Report. D. Dick absent. J. Quinn, filling in for secretary D. Dick advised that minutes from the July 21, 2016 meeting would be send out at a later date. Secretary, action on behalf of D. Dick, advised that the 7/21/16 minutes would be circulated for review after 9/15/16 meeting.

### **Non-Agenda Public Comment**

Name	Subject
Jarvis Ross	City again proposing by-pass bridge and parking structure at Balboa Park. Item on 9/19/16 City Council agenda. Impacting historic designation.
Karin Lettau	Removal of Saratoga Ave Torrey Pine tree. Represents Save Peninsula Trees.
Dr. Lila Schmitt	Increased flight operations at SDIA.

### **Government Reports**

1. Council District 2. C. Wear not present. No report.
2. Planning Department. T. Kempton not present. No report.

### **New/Old Business**

1. No items on agenda.

### **Information Items**

1. ADP Airport Development: Keith Wilschetz. Discussed plans to replace Terminal I. Draft EIR for project will be available by end of 2017.
2. PLNU CUP 5-year review: Dr. Joe Watkins. Discussed 5-year review of City of San Diego. Advised does not require public hearing, but he wished for community input. No changes in uses proposed.
3. Sewer & AC Water Group Job 764A: Gabriel Torres, City of San Diego Public Works. Sewer and water lines will be replaced mainly on Canon Street. Design in process; construction expected Summer 2017 through Fall 2018.

### **Action Items**

1. Amendments to Residential Dwelling Unit (RM) Base Zone Height Limit for Properties within the Peninsula Community Planning Area in the Coastal Height Limitation Overlay Zone [Added as Urgency Item]. Item would revise Municipal Code to limit the maximum height of RM Zone properties to 30-feet consistent with Proposition D. Chair J. Linney indicated frustration to move this as a separate item. Jack Straw, Director of Land Use and Environmental Policy with Mayor Kevin Falconer, said the amendments proposed as result of community issues related to Emerson Street project and that future projects will be required to measure height from the lower of proposed or existing grade. P. Webb want to know names of TAC members that voted 3/1/7 regarding this project. J. Hare asked if CPC has been notified of this proposed amendment; Chair J. Linney indicated he had not received any feedback. J. Hare also requested we place this item on October 2016 PCPB agenda using precise title of project before City Council hearing in October 2016. M/R. Goldyn, S/M. Krencik, to support proposed amendments. Since Chair Linney cannot attend meeting, Vice-

Chair R. Goldyn will attend Planning Commission meeting and present PCPB position. No letter will be sent to City of San Diego.

Approved 11/1/1 (Chair not voting)

Yes: Clark, Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Miller, Nystrom, Sevens, Webb

No: Lohla

Abstain: Quinn, believes motion should include letter to City of San Diego

Absent: Dick

2. **Emerson Street- Update and Consideration of Letter to City of San Diego.** City of San Diego stop work order on project lifted; project to be redesigned to comply with FAR requirements. Top floor will be removed so roof line will be at 30-feet. However, rooftop railings will be at 34-feet. M/D. Sevens, S/R. Goldyn, to approve proposed City solution for redesign and request project applicant present project to PCPB project review subcommittee and to send letter to City of San Diego (Development Services Department and Mayor's office) requesting a copy of the rescinding of the stop work order a copy of the revised plan approved by the City of San Diego.

Approved: 12/0/1 (Chair not voting)

Yes: Clark, Coons, Goldyn, Hare, Herring, Holasek, Krencik, Lohla, Miller, Nystrom, Sevens, Webb

No: N/A

Abstain: Quinn, Project will exceed absolute Coastal Height Limit of 30-feet.

Absent: Dick

3. **Vote Korla Eaquina & Jarvis Ross as LRP Subcommittee community members.** M/J. Lohla, S/P. Clark, to approve Eaquina and Ross as LRP community members.

Approved: 13/0/0 (Chair not voting)

Yes: Clark, Coons, Goldyn, Hare, Herring, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevens, Webb

No: N/A

Abstain: N/A

Absent: Dick

4. **Wabaska Drive- Presenting four options for road diet.** Esmerelda White, City of San Diego and Nicole Burgess. Presentation on four options for a Class II Bicycle Facility on Wabaska between Voltaire Street and Nimitz Boulevard. N. Burgess supports Options 3 or 4 improvements as part of Safe Routes to Schools. Options 2 or 3 need approval by 75% of property owners. P. Webb says he cannot support Option 4 due to loss of parking. M/J. Lohla, S/P. Clark, that Option 3 be recommended by PCPB. If Option 3 fails to receive 75% support of neighbors, then Option 4 be recommended by PCPB. Approved: 9/2/2 (Chair not voting)

Yes: Clark, Coons, Hare, Herrin, Holasek, Lohla, Miller, Nystrom, Sevens

No: Quinn, Webb

Abstain: Goldyn (lives on Street), Krencik (not in favor of Option 4).

Absent: Dick

5. **Voltaire Bridge- Presenting favored alternative for study bridge railing.** Sevens showed sketches to audience and indicated input was received from a poll in the Beacon and

meeting with HOA that favored an undulating railing with suspension bridge appearance as drawn by Joe Holasek. As a backup, a railing with arches as seen on existing bridges designed by Caltrans in Oceanside and San Marcos would be preferred. Sevrens and Linney will be presenting to PLA and item was presented as information item at 9/8/16 PCPB project review committee. M/D. Sevrens, S/J. Lohla to support two above preferred alternatives.

Approved: 12/0/0 (Chair not voting)

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb

No: N/A

Abstain: N/A

Absent: Clark and Dick

6. **Grow Second Residence, Project No. 402946, 4572 Niagara Ave, Zone RM-1-1. Coastal Development Permit (CDP) to construct a 2151 SF two-story residence with roof deck over garage on a site with an existing residential unit. Coastal (non-appealable) overlay zone. Applicant: Tad Grow** Krencik advised that Project Review Committee recommended approval as previous issues with height, bedrooms, access to site were resolved with redesign. M/D. Sevrens, S/P. Webb to recommend approval with condition that top of proposed railing addition elevation not exceed elevation of 182.50 feet as shown on plans adjacent to neighbor's home at 4562 Niagara Ave. Approved: 12/0/0 (Chair not voting)

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb

No: N/A

Abstain: N/A

Absent: Clark and Dick

7. **Loma Riviera 76 CUP/NUP, Project No. 490064, 4049 W. Point Loma Blvd., Zone CC-1-3. Neighborhood Use Permit (NUP) to amend existing Conditional Use Permit (CUP) 83-0552 to remodel an existing gasoline service station to convert one service bay and storage area to a 910 SF retail convenience store. CUP for an Alcoholic Beverage Outlet. Applicant: Steve Laub** Krencik advised Project Review Committee recommended approval. M/D. Sevrens, S/P. Nystrom to approve. Approved: 12/0/0 (Chair not voting)

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb

No: N/A

Abstain: N/A

Absent: Clark and Dick

8. **Verizon Point Loma Fire Station NUP, Project No. 477005, 1055 Catalina Blvd., Zone RS-1-7. Neighborhood Use Permit (NUP) (Process 2) to install wireless communication facility on the new Point Loma Fire Station. Coastal Height Limit overlay zone.** Krencik advised Project Review Committee recommended approval. M/P. Webb, S/R. Goldyn to approve. Approved: 12/0/0 (Chair not voting)

Yes: Coons, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb

No: N/A

Abstain: N/A

Absent: Clark and Dick

**Subcommittees**

1. Airport Authority. P. Webb- SoCal Next Gen project approved. LOWMA waypoint retained as ZZOO. Will not eliminate early turns. A new ANAC subcommittee regarding noise will be established.
2. Traffic and Transportation. P. Nystrom- A. Add Nicole Burgess as community member: will be presented at next meeting. B. Addition of mini traffic circles on Rosecrans at the subbase to reduce traffic speed. C. Removal of Del Mar/Chatsworth turn restrictions to be considered at next subcommittee meeting on 10/12/16. D. Will ask SANDAG to make presentation to PCPB on I-8 Corridor Study.
3. Long Range Planning. R. Goldyn- Has scheduled meeting for 4<sup>th</sup> Wednesday of each month; will be reviewing possible amendments to Community Plan.
4. Parks and Recreation (Liaison). D. Sevrens; working on Jensen's market block party for grand opening in October 2016.
5. Project Review. M. Krencik- Add Jarvis Ross as community member on next PCPB agenda. Will reach out to Emerson Street developer to present at October subcommittee meeting.
6. Liberty Station. P. Clark absent; no report.
7. Midway Community Planning Group (Liaison). J. Hare; no report.
8. Code Compliance Subcommittee. J. Quinn-Will request City of San Diego Code Compliance give training at a future meeting.