



MINUTES

Meeting Date: February 16, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on February 16, 2017, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92107. The meeting was called to order by Chair Linney at 6:30 pm.

All Board members present, with the exception of Bruce Coons, and voting as indicated.

1. Approval of Agenda. M/R. Goldyn, S/D. Dick to approve the agenda as posted.
Approved: 13/0/0 (Chair not voting)
Yes: Clark, Dick, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: None
Abstain: None
Absent: Coons
2. Approval of Minutes. M/J. Hare, S/B. Herrin to approve minutes of January 19, 2017, that had been prepared by J. Quinn in the absence of Secretary Dick.
Approved: 13/0/1 (Chair not voting)
Yes: Clark, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: None
Abstain: Dick (not present at January 2017 meeting)
Absent: Coons
3. Secretary's Report. No report.
4. Treasurer's Report. Treasurer Patricia Clark reported a bank account balance of \$396.09.
5. Chair's Report. Chair Linney delivered a report of the activities of the Board during the prior year and offered thanks to several individuals who had been helpful to the Board during that period. He also reminded the Board and audience that the annual election to fill the 5 Board seats with terms expiring in 2017 would be held on Thursday, March 16, 2017 from 4:00 to 8:00 PM at the Point Loma/Hervey Branch Library.

Non-Agenda Public Comment

Name	Subject
Jim Gilhooly	Regarding importance of representation from various elements of the Peninsula community.
Joe DaRosa	Concerns about parking in the vicinity of Kellogg Street
Francisco Garcia	The need for a complete update to the Peninsula Community Plan and his desire to participate

Government Reports

1. Council District 2. C. Wear reported on various matters including synchronization of traffic signals on Rosecrans Street and the pending work on Wabaska Street. He offered that questions regarding the Wabaska project could be directed by e-mail to Tim Daly in Development Services at tpdaly@sandiego.gov. He also confirmed that Councilmember Zapf would not be responding to the Board's letter urging the City initiate legal action against the San Diego Unified School District regarding the installation of permanent field lighting and other stadium expansion modifications to the stadium at Point Loma High School.
2. Planning Department. T. Kempton not present. No report.
3. San Diego Police Department. Officer Surwilo reported on recent leadership changes in the Western Division.

New/Old Business

None.

Information Items

None.

Action Items

1. **Sunshine on Voltaire CUP**, Project 518838, 4501 Volutair Street, Zone CC-3-5 – Sale of Alcohol for Off-Premises Consumption.
M/D. Dick, S/P. Webb to approve the recommendation of the Project Review Committee to approve the proposed Conditional Use Permit, adopting the conditions imposed by the San Diego Police Department and State Department of Alcohol Beverage Control.
Approved 10/2/1 (Chair not voting).
Yes: Clark, Dick, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Webb
No: Sevrens
Abstain: None
Absent: Coons
Recusal: Goldyn – Lives in close proximity to existing location (sat in audience)

2. **White Residence CDP**, Project No. 504822, 369 Silvergate Avenue, Zone RS-1-4 for remodel and construction 880 SF addition to existing 6,888 SF home.
M/D. Sevrens, S/J. Holasek, to approve SDP
Approved: 13/0/0 (Chair not voting).
Yes: Clark, Dick, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Quinn, Sevrens, Webb
No: None
Abstain: None
Absent: Coons

3. **Request for Letter Regarding City Use of NATCO Guidelines in Street Resurfacing Projects**. Consideration of a letter from the Board urging the City to use NACTO Guidelines when implementing upcoming resurfacing projects on Voltaire Street and Chatsworth and West Point Loma Boulevards. Presented by Nicole Burgess.
M/D. Sevrens, S/J. Holasek to approve letter subject to certain revisions as discussed.
Approved: 11/0/2 (Chair not voting)
Yes: Clark, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Nystrom, Sevrens, Webb
No: N/A
Abstain: Dick (Insufficient familiarity with NACTO Guidelines); Quinn (Insufficient familiarity with NACTO Guidelines)
Absent: Coons

4. **Formation of PCPB/OBPB Joint Ad Hoc Committee**. Proposal to form a joint ad hoc committee comprised of members of the Peninsula Community Planning Board and the Ocean Beach Planning Board to discuss and development recommendations

to the City of San Diego Development Services Department with regard to, but strictly limited to, the following:

OBJECTIVE

Identify a set of reasonable and attainable implementation measures targeted at a select number of issues underlying repeated regarding community planning concerns expressed by residents of the Ocean Beach and Peninsula Community Planning Areas for presentation and consideration by the respective Boards and, with and to the extent of their approval, coordinate and engage in cooperative discussion with Development Services staff of the City of San Diego staff for implementation in the respective Community Planning Areas.

IMPLEMENTATION DISCUSSION ITEMS

- A. Ministerial versus Discretionary
 - (i) Code and process criterion requirements (I, II, III)
 - (ii) 50% existing wall re-use classified as an addition
 - (iii) Sustainable (solar panels) expedition used to expedite projects
 - (iv) Tentative Map Waivers (apartments versus condominiums)

- B. New Use Types (policies, how they get integrated, transparent action process)
 - (i) Adult use marijuana
 - (ii) Accessory Dwelling Units – Senate Bill 1069
 - (iii) Short-term vacation rentals

3. Regulatory
 - (i) Proximity Regulation for multiple planning areas. The extent to which both planning boards should have review authority and input on projects located on or in proximity to the boundary between the two planning areas.
 - (ii) Parcel Consolidation – Explore techniques (e.g. overlay zones) for addressing issues such as FAR, height, historic, and parking involving projects abutting the other community planning area so as to enhance planning consistency.

M/D. Sevrens, S/J. Lohla to approve formation of PCPB/OBPB Joint Ad Hoc Committee for a term of 6 months from approval, the PCPB representatives to which will be J. Linney, J. Quinn and J. Hare.

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

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

No: None

Abstain: None
Absent: Coons

5. **PCPB Business Cards** – Proposal by R. Goldyn to create “business cards” for Board member use in the community.
Approved: 11/0/2 (Chair not voting)
6. Yes: Clark, Dick, Goldyn, Hare, Herrin, Holasek, Krencik, Lohla, Miller, Sevrens, Webb
7. No: None
8. Abstain: Nystrom (Won’t need); Quinn (unnecessary expense)
9. Absent: Coons

Subcommittees

1. Airport Authority. P. Webb - presentation regarding various topics including reconstruction plans for Terminal 1 and the demolition of the existing Commuter Terminal, the increase in airport noise complaints from residents of Bird Rock and La Jolla at the most recent ANAC meeting and the return to the 777 for the British Airways non-stop London flight.
2. Traffic and Transportation. P. Nystrom- Presentation about possibility of double left turn pocket at Chatsworth/Catalina intersection to reduce the number of cars cutting through neighborhood down Del Mar Avenue. Alternative could be a traffic circle.
3. Long Range Planning. R. Goldyn- Planning charrettes for future community planning; Planning a presentation from the San Diego Housing Commission on affordable housing issues.
4. Parks and Recreation. D. Sevrens – Report on progress of planning and community input for Avenida de Portugal pocket park. Consultant is KTU+A. Landscape architect is close to being selected. First public workshop might be Spring 2017.
5. Project Review. M. Krencik- Upcoming projects include 405 San Antonio (Bayfront Townhomes); Carleton Mixed-Use and ROW vacations. Next meeting is March 9 at 1:30 PM at the Loma Riviera Clubhouse.
6. Liberty Station. Patricia Clark reported on recent business/restaurant openings and other developments.
7. Midway Community Planning Group (Liaison). J. Hare – Reported on possible future aggregation of community planning groups and issues related to the proposed transportation hub in the Midway District.

8. Code Compliance Subcommittee. J. Quinn – Still waiting for response from City of San Diego Code Compliance on request for training at a future meeting.

Meeting adjourned at 9:00pm.

Minutes prepared and submitted by David Dick