

**Peninsula Community Planning Board
Board Minutes**

3701 Voltaire St., Point Loma Community Library

April 17, 2014

Called to Order by Julia Quinn at 6:35 p.m.

Present: Julia Quinn, Mike Ryan, Nicole Burgess, Dominic Carnevale, Bruce Cook, Bruce Coons, Mark Krencik, Jon Linney, Peter Nystrom, Jarvis Ross, Don Sevrens, Jay Shumaker.

Absent: Patricia Clark, David Dick, Paul Webb.

Parliamentary Items:

Approval of Agenda – Item added to agenda on urgent basis – because of late discovery and impending deadline – to support creation of a Civic Innovation Lab. Motion (moved by Shumaker, seconded by Ross) carried on 11-0 vote. Agenda, as amended, approved on unanimous vote.

Approval of March Minutes – Approved on unanimous 11-0 vote.

Secretary’s Report – Outgoing secretary Nicole Burgess had none. Later, incoming secretary Don Sevrens announced that a collaboration of Quinn, Burgess and Sevrens had come up with proposed changes including a speaker sign-up sheet, streamlined proofing of minutes to ensure prompt review and posting, and possibly approval by unanimous consent instead of formal roll-call vote.

Treasurer’s Report – Clark absent but Quinn advised there was \$324.86 in treasury. Chair stressed that the board still needed a strategy to assure financial solvency. Sevrens later requested a May agenda item to consider a proposed strategy.

Chair’s Report – Quinn said a letter requesting assistance on a safe schools route was denied because the peninsula does not meet the profile of a disadvantaged community.

Election of officers -- Sole nominations of Quinn for chair, Ryan for vice chair, Sevrens for secretary and Clark for treasurer carried on 11-0 votes. Quinn was elected on formal motion, (moved by Shumaker, seconded by Ross), the others by unanimous consent.

Non-Agenda Public Comment

TONY CUTRI, architect with Martinez + Cutri, briefed the board on a proposed project at Rosecrans/Byron at site of current pizzeria, jeweler and vacant video store. Project would have 5,000 square feet of retail with two stories (17 units) of residential. Cutri said public parking would be retained in the same configuration and project would be “sustainable.” In response to question, he said it would not exceed 30-foot height limit in any way.

CRAIG BARILOTTI of Sunset Cliffs Alliance group which has representation on Environment/Water subcommittee, reported on a compromise to move forward on Sunset Cliffs Natural Park. He said a compromise to suspend his legal appeal and to use swales instead of pipes for erosion control was a done deal, assuming Planning and Coastal Commission votes for approval. (Both bodies have since voted for approval.)

CHRISTIE SCHLISLER, a resident involved with the maritime industry since 1982, had three requests for the planning board:

- 1) to avoid majority control of the board by those who make a living from land deals such as architects, real estate agents and real estate attorneys and to see that they do not vote on matters they might profit from;
- 2) to work to close loopholes being used to evade the 30-foot height limit, citing the Waterpoint project at the former Kettenburg Boat Works site as a prime example, alleging that a switch to ground-level parking instead of underground parking will actually make the structure 40-foot tall, and
- 3) Maintain the Point Loma village concept allowing small maritime-related businesses to thrive.

DEBBIE PEDESON, a resident, applauded Schlisler and advised the board not to vote for something if it fails to meet standards or increases density inappropriately. She said Scott Street has become very dangerous with insufficient crossings for increased numbers of pedestrians.

SARAH BOOT, a candidate for District Two City Council seat, introduced herself, citing her federal prosecutor background and core values.

DOMINIC CARNEVALE, board member, said in response to Schlisler’s testimony that there should be an ad hoc subcommittee to monitor the Waterpoint development on Scott Street as to conformance on height limit and other zoning issues. A committee was created with Carnevale as chair, new board member Jon Linney and Schlisler as public representative.

JARVIS ROSS, board member, expressed concern about turning Building 271 (a former gym and pool) at Liberty Station into building housing schoolchildren. Carnevale later responded that his subcommittee had received no opposition from the community, that acquisition by High Tech High was going forward and that the change could result in one or more privately financed swimming pools to serve the community.

BRUCE COONS, board member, criticized city planners for reinterpreting the 30-foot height limit to ignore offending paraphernalia, and burying the change in a code update.

SHUMAKER, board member, said he regrets that he was not more demanding seven years ago on the Kettenburg/Waterpoint project, calling it “The only decision I made that I regret now.” He called it too close to the street, too dense.

GOVERNMENT REPORTS

ED HARRIS, interim council member for District Two, introduced himself. The councilman for eight months said, and reiterated, that he will protect community character. He said he believes density belongs downtown. He said he is worried that city rezoning of the Sports Arena and nearby property is leading to businesses being forced out to facilitate future land deals. He introduced Tracy Cambre as his contact person. [That apparently has since changed, with Rollin Bush (236-7025 and rcbush@sandiego.gov) becoming his liaison to the Planning Group.]

TONY KEMPTON, associate planner and advisor to the board, reported on efforts by code enforcement to hold accountable the owner of 1676 Plum St., an unfinished structure for years that has become a neighborhood eyesore. He said the owner would have 30, 90 and 180 days to respond to various alleged violations.

He reminded new board members of their obligation to attend a workshop on the Brown Act (open meeting) law. In response to a question, he said he would look into a City Administrative Guidelines provision allowing agenda changes that appears to be in conflict with the state Brown Act.

JERRY LOHLA, who lives near the abandoned Plum Street property, described neighborhood efforts to address the situation and said a foreclosure auction is scheduled April 22, barring last-minute financial resolution or postponement. Lessons to be learned, he said, are that the city’s remodel permit can be badly abused by absentee owners and that there appears to be no requirement for a new owner to post a completion or demolition bond.

FORMATION OF PCPB POSITION ON I-8 CORRIDOR STUDY

Presentation by Pete Nystrom.

Nystrom said there would be a SANDAG meeting before the board convenes next and he wanted to present goals if not specifics on making the I-8/I-5 interchange connections fully functional for traffic in all directions and improve safety and separation issues for all modes of traffic at end of I-8/Nimitz Boulevard Corridor.

A letter expressing the board’s support of the goals, with tweaking suggested by Coons to be more specific on the missing freeway connections, was approved 11-0. (Motion by Shumaker, second by Sevrens)

FORMATION OF PCPB POSITION ON NON-INFRASTRUCTURE ACTIVE PLANNING GRANT FOR NIMITZ BOULEVARD CORRIDOR

Presentation by Nicole Burgess.

Board approved 11-0 a letter in support of a bike route grant request, with tweaking to add the stretch of Harbor Drive from Nimitz to the airport as well. (Motion by Shumaker, second by Cook)

LETTER SUPPORTING CIVIC INNOVATION LAB

A motion carried 11-0 to support creation of a Civic Innovation Lab as a creative arm of the City Planning Department to consider and pursue sound planning ideas. Supporter Coons cited missed opportunities in the past and said, "Don't let small developments determine the future of San Diego." (Motion by Ross, second by Coons)

COMMITTEE REPORTS

Airport Authority – None

Environment/Water – None. Appointment of new chair held until May.

Form Base/Long Range Planning – Shumaker said he might join the Civic Initiative Lab project.

Liberty Station – Carnevale updated on Building 271 and swimming pool transitions (described above).

Parks and Recreation – Ryan said there is a request for proposals for a private concessionaire on a replacement pool or pools.

Project Review – none

Traffic and Transportation – none

North Bay Community Planning Group – Ross reported that there may be conflicting applications for marijuana sales shops in the Sports Arena area.

Meeting adjourned 8:55 p.m.