

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

July 16, 2015

APPROVED ON SEPT. 17

Present: Amanda Behnke, Nicole Burgess, Patricia Clark, Bruce Coons, David Dick, Robert Goldyn, James Hare, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Don Sevens and Jay Shumaker.

Absent: Paul Webb.

Called to order at 6:34 p.m.

PARLIAMENTARY ITEMS

1. Approval of agenda. By consent.
2. Approval of June 2015 minutes. Motion by Shumaker, second by Ross. Approved 10-0-2. (Quinn was absent but does not vote, Behnke and Burgess abstaining – absent). (Dick late in arriving.)
3. Secretary's Report – Don Sevens. No report.
4. Treasurer's Report – Patricia Clark. Treasury has \$266.55. New fiscal year has started, beginning new round of annual \$500 capped reimbursement.
5. Chair Report – Julia Quinn. Reported on recent city training for planning group chairs. Main takeaway was the importance of accurate minutes and including the reasons behind approval or denial.

NON-AGENDA PUBLIC COMMENTS

JOE HOLASEK. Representative of Nogle Onufer Associates gave briefing on project at Jarvis and Scott although application has not been submitted yet. It will be a 12-plex, three buildings of four units each.

JIM GILHOOLY. Asked whether Navy ever did an EIR on its fuel line replacement and when City gave the go-ahead.

GOVERNMENT REPORTS Council District 2 – Conrad Wear. Described acquiring budget authorization for a ranger at Sunset Cliffs Natural Park and a senior ranger for the ocean strip of the peninsula and part of Pacific Beach. Rangers will not carry guns but can write tickets,

particularly for off-leash dogs and persons doing dangerous jumping from rocks into unknown tidal depths. He anticipates hiring will occur in fall and patrols will be done seven days a week.

City's website now contains link for \$1.2 million for water conservation rebates.

Former board member Mike Ryan asked about the curtailing of watering at the dog park in Dusty Rhodes Park which has resulted in dogs cutting their paws from embedded seashells. Wear responded that City must lower its water use or face a \$10,000 per day fine.

Responding to a question on the Navy fuel line replacement, he said work would be done in 500-foot segments and not during commute hours.

Told questioner that draft policy on short-term vacation rentals was expected in the fall.

City Planning – Associate city planner Tony Kempton was absent. Quinn explained that city allows him to attend only one meeting a quarter.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz reported that Robb Field is actually in the Mission Bay district. Her board will keep working on the 30-foot height limit being evaded, will take up bylaw change proposals next month. New community plan still being reviewed by Coastal Commission.

ACTION ITEMS

Canon Street Pocket Park – Review proposal for use of City of San Diego DIF funds for park design and construction. Presentation: Robin Shifflet, City of San Diego Planning Department, and Conrad Wear, District 2 Council Office.

They explained the letter would be carried forward and result in a vote of the City Council by fall. A consultant would be hired for two, possibly three, public workshops to gain input for a designer leading eventually to Park & Rec board approval. Construction would be on a two- to three-year timeline. Competitive bidding and prevailing wage requirements apply.

The amount in the DIF account (developer fees paid for public facilities and infrastructure, generally \$3,300 per housing unit currently) is at \$830,000 to \$840,000. While the entire

account would be locked up, there was confusion by the audience as to whether the park budget was for the entire amount.

Questions resulted in the answer that the DIF fund would indeed cover the entire cost of the basic park – design, construction and administrative fees and a 10% overrun contingency – while private donations would pay for any extras. The Portuguese community, United Portuguese S.E.S., is the official nonprofit sponsor.

Matt DeVol: Who would pay for long-term maintenance? A: These funds can only be used for capital improvements. The Park & Rec operating budget will pay for maintenance.

Jarvis Ross: What about water? A: These will be drought-tolerant plants.

Mary Harder: How will you determine community sentiment? A: That's why we're here tonight.

David Dick: Having DIF money available (on the Peninsula) is rather rare. Why this project? A: This type of fund can only be used for capital improvements. Other capital improvements have been completed.

Patricia Clark: This is a lot of money for a small project. A: There are other aspects such as drainage onto Canon and historic review.

Mike Ryan: There is a severe shortage of park acreage even as multiunit apartments replace single-family homes. A: There is a 660-acre shortage on the peninsula.

Peter Nystrom: How are park purposes determined? A: Go through the public workshops. No functions are determined yet.

Motion to approve sending letter to Council Member Lorie Zapf in support of using developer fees for Canon Street pocket park. Moved by Linney, seconded by Burgess.

Motion to instead table to September meeting introduced by Dick, second by Krencik.

(Maker of main motion waived right to immediate vote on the main motion and allowed motion to table to be considered.)

Motion to table: Yes (9) Behnke, Burgess, Clark, Dick, Goldyn, Hare, Krencik, Ross, Shumaker
No (4) – Coons, Linney, Nystrom, Sevrens, Coons. Absent (1) Webb. Motion to table carried 9-4.
Absent: Webb

The Small Hotel SDP, Project No. 419158, 1453 Rosecrans St., CC-4-2 Zone, SDP to remove from prior SDP requirement to take down existing billboard on the site of a 4-room motel. Presentation: David Dick and Patricia Clark. The owner of the Dolphin Motel is asking for

relief from an agreement to remove a billboard above a four-unit remodeling and expansion. A hearing is scheduled at 8:30 a.m. Aug. 12 in City Council chambers. Dick said removal of billboard was not a condition for gaining a building permit because the applicant had instead requested it. Clear Channel Outdoor Holdings, on a 30-day lease, is trying to get walking-away money. Dick was skeptical of the merits of Clear Channel's case.

Motion to oppose modification of the agreement by Clark, second by Ross. Motion passed 13-0. Absent: Webb

Soto Street Residence CDP, Project No. 402328, 2260 Soto St., Zone RM-1-1. CDP to construct 2,655 sf (LATER CORRECTED TO 2,094 sf) residence on 3001 sf site. Coastal (nonappealable) overlay zone. Applicant: Scott Frontis.

Krencik said this had come before the Project Review subcommittee twice and significant improvements had been made by the second review. A garage instead of a carport is now in front and styling changes were made. Subcommittee voted 5-0 in favor.

Dick questioned how the substandard size lot came to be and whether there were other 30-foot-wide lots on the street. Answer: No.

Krencik: There are problems with the lot size meeting requirements.

Sevrens: The same developer in remodeling the adjacent house has encroached on this lot, creating a less than four-foot setback as required by code and likely to spill rainwater onto vacant lot with drainage issues resulting.

Neighbors were critical of cramming such a large house on a tiny lot. Meeting was told the three-story house would come to 29 feet, 11 inches.

Motion to approve by Krencik, second by Nystrom. Yes (5) Clark, Goldyn, Hare, Krencik, Nystrom. No (6) Burgess, Coons, Dick, Linney, Sevrens, Shumaker. Abstain (2) Ross (original supporter but respects the neighbors) and Behnke (not familiar with the issues). Motion fails, 5-6-2.

Hermsen Residence Variance, Project No. 389247, 2844 Chatsworth Blvd. Zone RS-1-7. Variance to add second curb cut with less than minimum required street frontage. Applicant: Patrick Hermsen.

Krencik: Applicant wants a circular drive because exiting onto Chatsworth is a safety issue. Distance between curb cuts would be 73 feet instead of required 80 feet.

Motion by Shumaker, second by Coons to approve. Motion approved 12-0, Webb absent and Burgess out of room.

McKenna Addition CDP, Project No. 412621, 1053 Sunset Cliffs Blvd. Zone RS-1-7. CDP to construct 530 sf addition to existing guest quarters. Coastal (appealable) overlay zone. Applicant: Susan Skala, AIA

Krencik: Subcommittee voted 5-0 to approve. Back unit would be 22 feet tall with 530 sf added.

Sevrens: Is this a vacation rental? A: Main house 10-12 weeks, small unit never rented and intended to be a residence eventually for a handicapped relative.

Clark: Paying Transient Occupancy Tax? A: Yes, 11.05%.

Dick: Will this be a cooking facility? A: It will have microwave, refrigerator and sink.

Motion to approve by Shumaker, second by Clark. Yes (12) Behnke, Burgess, Clark, Coons, Dick, Goldyn, Hare, Krencik, Linney, Nystrom, Ross, Shumaker No (1) Sevrens

Olson residence CDP, Project No. 375221, 829 Rosecrans St., Zone RS-1-7 CDP to demolish existing SFR to construct 4,960 SF three-story residence and 3,000 SF subterranean garage. Coastal (appealable), Coastal height limitation. Coastal Parking Impact Overlay Zone. Applicant: Larry Pappas

Note: Chair Quinn stepped out for the start of the item and David Dick stepped in as acting chair. Dick exercised chair's prerogative to have audience speak first, followed by board.

Rodney Eales: Due process never occurred here. No one knew of meeting except for one neighbor who found a phone message 30 minutes before. Neighbors have never seen the plans. The planning board is failing to follow its mission statement. Twenty neighbors have registered protests.

Hal Sadler: No plans are available to anyone--ridiculous. An architect cannot take away the plans after showing them to the subcommittee. There are concerns about violating the 30-foot height limit. The Coastal Commission can reject this in a minute.

David Tiran: The Yacht Club Terrace CC&R's committee by deed requirement is supposed to review all projects. The applicant has failed to meet that requirement.

Catherine Stiefel: No way to know if issues have been addressed in plans as no one has been able to see them.

Brad Harin: No one has seen revised plans. Please table the item.

BOARD COMMENTS:

Sevrens: Just three hours before our meeting tonight the project manager said the city has never seen any revised plans and he has no way to know how many cycle issues (identified problems) remain unresolved. This project cannot go forward until those issues are resolved so why are we rushing to approve? It is not clear that the correct names or current address of record for the co-owners are known. Send it back.

Hare: Are you willing to meet with the community? A: (Applicant representative Larry Pappas) We're not going to change.

Clark: Why haven't you gone to the homeowners association? A: (Applicant representative) It's a civil issue.

Dick: The board does not take up projects until the cycle issues have been resolved. Why the mystery on the plans?

Motion to send back to Project Review subcommittee with consideration to come only after that panel has received community input and revised plans have been submitted to the subcommittee via the City. Motion by Linney, second by Sevrens. Motion carries 13-0.

SUBCOMMITTEES

(The secretary has requested that subcommittee chairs send an email of current members and typical meeting date and location – or whether the panel is in liaison mode. The secretary will update as they arrive.)

Airport – Peter Nystrom reporting for Paul Webb. FAA has delayed for 60 days reporting deadline to allow more time for public review on flight pattern changes proposed as part of the Metroplex project, which aims to make adjustments to approach and departure patterns at airports throughout Southern California. Officials plan a review on a fifth option for Terminal One and the Commuter Terminal. The Metroplex project will replace surface navigation antennas with satellite connections.

Airport officials plan a review on a fifth option for the replacement of Terminal One and the Computer Terminal.

Project Review – Krencik. The subcommittee will meet in August even though the board plans to go dark. Anticipated items include 176 condos on former Barnett Elementary site and projects on Del Mar, Santa Monica and Del Monte.

Adjourned at 9:20 p.m. to Thursday, Sept. 17. NOTE: The Peninsula Planning Board will not meet in August. However, individual subcommittees may meet.