

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Oct. 15, 2015

APPROVED MINUTES

VOTED ON THURSDAY NOV. 19

Present: Amanda Behnke, Patricia Clark, James Hare, Mark Krencik, Peter Nystrom, Julia Quinn, Jarvis Ross and Don Sevrens.

Absent: Nicole Burgess, Bruce Coons, David Dick, Robert Goldyn, Jon Linney, Jay Shumaker and Paul Webb.

Called to order at 6:36 p.m.

PARLIAMENTARY ITEMS

1. **Approval of agenda.** By acclamation.
2. **Approval of September 2015 minutes.** Motion by Sevrens, second by Nystrom to approve minutes as submitted by secretary with a revised item clarifying Traffic subcommittee report. Approved 5-0-2. Voting yes: Behnke, Hare, Krencik, Sevrens, Nystrom. No: 0. Abstaining: Clark, Ross. Both cited not having enough information.
3. **Secretary's Report – Don Sevrens.** Secretary said that a competing version of the minutes being produced by another board member was not helpful. He said that revisions in the Ralph M. Brown Act and City Policy 600-24 mean that certain of the board's current practices are not in compliance. Specifically, draft minutes should be posted (or made accessible to the public) "as soon as possible and no later than the next scheduled regular meeting." The revisions further require that action items show which members voted for, against or abstained. Further that the names of public speakers be reported and the tenor of their remarks be included. The chair suggested that the matter be discussed between meetings.
4. **Treasurer's Report – Patricia Clark.** Treasury has \$266.55 with a couple bills arriving.
5. **Chair Report – Julia Quinn.** She reported on a community workshop at Liberty Station Oct. 6 about proposed FAA flight changes. Community sentiment – including a letter by the planning board pointing out detrimental environmental effects – was overwhelmingly against the changes.
Jarvis Ross: There is a potential for lawsuits by people affected by the new flight paths.

6. **Establish Code Compliance Committee.—Julia Quinn.** The chair said she wanted the board to establish creating a standing subcommittee to consider assisting in code compliance on such issues as oversized vehicles, homeless living in unoccupied buildings and to be the eyes and ears of the community. No motion was offered by the board and there was no further discussion or action.

NON-AGENDA PUBLIC COMMENTS

1. **Jim Dorsey.** He reported the latest developments at the unfinished house at 1676 Plum St. He said there were several court appearances with the owner, on probation after pleading to several misdemeanors, missing the last one. The sidewalk, torn out seven years ago, was replaced before an interim deadline. However, it did not pass inspection and had to be torn out because of substandard construction and redone. There are several court dates or deadlines before a final deadline in January. The owner is under court direction to complete the construction – his choice -- or face possible court-ordered demolition, sale or jail time.
2. **Seth Gates.** The city’s financial director for public utility districts gave a presentation on proposed increases in water rates. The presentation was not on the agenda but was described by the chair as non-agenda public discussion.
Gates said the increases are being driven by two factors. The first is higher cost water being received from the San Diego County Water Authority. The second is state mandates to cut back during the drought. That results in less revenue received while fixed costs must still be covered.

The city is using \$32 million of reserves to soften the impact on consumers, Gates said, and none of the rate increase will be used for department operations.

A City Council hearing will be held to receive public input with a petition or desire to participate deadline of Nov. 17. An outside auditor will be retained every two years to evaluate staff assumptions on water availability and demand.

Ross: Why are contractors responsible for so many waterline breaks?

A: (Gates) Ducking a direct answer, he said they are being charged for all damages.

Quinn: Are the percentages on rate increases simple percentages or compounded?

A: The increases shown are simple. Compounded, rates would actually rise 41% over five years.

Proposed effective dates and simple percentage increases

Jan. 2016	9.8%
July 2016	6.9%
July 2017	6.9%

July 2018	5.0%
July 2019	7.0%

GOVERNMENT REPORTS

Council District 2 – James Mcguirk pinch-hit for Conrad Wear. He said that an annex to the Dolphin Motel on Garrison east of Rosecrans has passed all inspections and that a certificate of occupancy will be served soon. Removal of a billboard, Mcguirk said, was not a condition for a building permit and is up to the Murdock family.

On a pocket park at Canon Street and Avenida de Portugal, city staff is tending to the paperwork but completion and City Council consideration could take several months.

On the FAA flight path issue, he said Council Member Lorie Zapf opposes removal of Waypoint Loma for visual and noise disturbance and said all other questions should be referred to the office or Rep. Scott Peters.

Flashing beacon lights, warning of pedestrians in crosswalks, will be installed in the near future at three sites: Catalina Boulevard and Orchard Avenue, Zola and Chatsworth, and Sunset Cliffs Boulevard and Point Loma Avenue.

Marian D'Angelo: They really do work, as evidenced by the one recently installed at Canon and Evergreen streets.

City Planning – Associate city planner Tony Kempton was absent.

NEW/OLD BUSINESS

None.

INFORMATION ITEMS

Ocean Beach Planning Board update – Valerie Paz was absent.

ACTION ITEMS

- 1. Monarch at Barnard TM Parcel 1**, Project No. 419664, 2930 Barnard St. Zone RM-1-1 – Tentative Map (Process 3) for creation of 176 residential condominium units (under construction). Applicant: Janay Kruger.

Krencik said the project on the site of the former Barnard Elementary School came before the Project Review subcommittee in both September and October. There was no quorum in October and it was sent to the full board without a vote.

The buildings are three stories tall with parking, traffic and architectural style consistent with an area of multifamily buildings.

Four of the 180 units are on a different parcel, are slightly different and require a separate vote.

Kruger said 15 of the 180 units are affordable, all are fully sprinklered and eventually will become condominiums. Monarch purchased the property for \$16.5 million from the school district in a bidding (or auction) situation.

Sevrens: What about fire hydrants, fire engine access and safety?

A: (Kruger) There are three fire hydrants close to the site and a loop road on the perimeter. The standard to be met is that a fire engine can access one side of every building. All units are sprinklered and the Fire Department has approved.

Audience member from Midway Planning Board: Will the company repave Barnard Street?

A: (Various) Yes, if damage was caused by their construction vehicles. Otherwise, they will at least look into it.

Reporter Tony DeGarate: Why has this project never come to the full planning board before?

A: (Kruger) Not required.

A: (Jarvis) That is the problem with the city's Planning Department. The codes are not what they should be.

Motion to approve, encouraging the developer to study traffic and work with nearby homeowner associations.

Moved by Krencik, seconded by Clark. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: (0). Abstain (1): Sevrens. (Not comfortable with the process, a subcommittee sending it forward without being able to vote for lack of a quorum.)

2. Monarch at Barnard TM Parcel 2, Project No. 419673, 3901-3907 Chapman St., Zone RM-1-1. Tentative Map (process 3) for creation of four residential condominium units (under construction). Applicant Janay Kruger.

Motion to approve. Moved by Clark, seconded by Krencik. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (Discomfort with process involving lack of quorum.)

- 3. McCall Residence CDP**, Project No. 428931, 425 San Gorgonio St., Zone RS-1-4. Coastal Development Permit (CDP) to construct 5,284 SF single-family unit on a vacant 0.23 acre site. Coastal (non-appealable) overlay zone Applicant: Bruce Peeling.

Applicant reported the city waived a sidewalk requirement on a street where sidewalks are obviously inappropriate.

Motion to approve. Moved by Krencik, seconded by Clark. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (A well-done project but no quorum at subcommittee stage.)

- 4. Engel Residence Addition CDP**, Project No. 430787, 975 Scott St., Zone RM-1-7, CDP to construct 1,842 SF addition to existing single-family unit on 0.33 acre site. Coastal (appealable) overlay zone. Applicant: Bruce Peeling.

Krencik: This abuts the water so it is required that it come before the planning board. This will be basically an entirely new house with existing 2 by 4's retained. The house is essentially 7,000 square feet on a 14,000 square-foot lot for a floor area ratio of .5.

Applicant: Construction will not start until spring.

Motion to approve. Moved by Krencik, seconded by Ross. Yes (6): Behnke, Clark, Hare, Krencik, Nystrom, Ross. No: 0. Abstain (1): Sevrens. (Especially uncomfortable because a full board vote is required but the subcommittee was unable to vote.)

- 5. East Hotel Sign Plan**, Project No. 443410, 2220 Lee Court, Zone CC-5-5. Neighborhood Use Permit (NUP) for a comprehensive sign plan. Coastal (appealable) overlay zone. Applicant: Nathan Cadieux.

Three hotels adjacent to the channel by Liberty Station were approved years ago. A public esplanade will allow the public to cross the bridge over the channel, walk the property edge and link to Spanish Landing.

Proposed is relatively modest directional signage close to Harbor Drive in public right-of-way to guide visitors.

Amanda Behnke had to leave mid-item and a quorum was lost. Applicant was asked to return in November.

6. Approval of PCPB Bylaw Revisions. Approval of proposed bylaw revisions to be consistent with city revisions to Council Policy 600-24. Presentation by James Hare and Julia Quinn. **The matter was not considered because of a lack of a quorum.**

SUBCOMMITTEES

No subcommittee reports were presented because of a lack of a quorum.

Adjourned at 8:55 p.m. to 6:30 p.m. Thursday, Nov. 19.

■ **Submitted by Secretary Don Sevens.**