

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

August 11, 2011

1:30 p.m. to 3:00 p.m.

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:30 p.m.

Member	Present	Absent	Notes
Allen Jones	X		
Chris Veum		X	
Paul Webb		X	
Jay Shumaker	X		
Pete Nystrom		X	
Geoff Page	X		
Shelly Kilbourn		X	
Suhail Khalil	X		

I. Parliamentary Items – Call to Order

- a. Non Agenda Public Comment (3 minutes each)

There were no speakers.

II. Informational Items

- a. **Point Loma Wastewater Treatment Facility, Grit Processing Building.** Reconstruction of the south grit tanks, replacement of the headworks building with a drive-through facility, and addition of new grit processing equipment.

Applicant Representative: Gabriel Torres, City of San Diego

Iraj Asgharzadeh of the City of San Diego made a PowerPoint presentation regarding the proposed construction of a new sewage grit processing building. He noted that construction would commence in 2011 and extend until 2014. Committee members and audience members raised questions regarding the anticipated number of truck trips hauling grit and the time of day of those trips.

III. Preliminary Review Items

- a. **Ocean Beach Community Plan Update.** The City of San Diego will prepare a draft Environmental Impact Report. A scoping meeting will be held by the City on August 9, 2010, from 7 to 9 pm at the Ocean Beach Recreation Center, 4726 Santa Monica Avenue. The updated Plan would amend the Plan Land Use Map with related zone changes to reflect amendments and correct inconsistencies between existing land uses and the Community Plan, and to amend the Ocean Beach Public Facilities Financing Plan. The proposed project would rezone 99 parcels (approximately 21 acres) from RS-1-7 to RM -1-1. The existing zone allows for single dwelling unit (du) density of 9/du per acre for a maximum build out of approximately 189 units. The proposed Community Plan Update would change the zoning to allow up to 15/du per acre and would result in the maximum build out of approximately 315 units, or a net increase of 126 dwelling units. In total, the proposed community plan could accommodate an additional 1,399 dwelling units.

Geoff Page described that he attended the EIR scoping meeting on August 9 in Ocean Beach. He expressed a concern that the meeting was not well organized nor was information offered to the attendees in a manner which would have elicited a meaningful understanding of the community plan update or of the potential environmental issues it raises.

IV. Action Items

- a. **390 Rosecrans (City of San Diego Project No. 110331)**. 390 Rosecrans
Extension of Time (EOT) to Coastal Development Permit (CDP No. 369722) to demolish an existing single-family home and construct four residential for-rent units on a 7,506 square foot lot in the RM-3-9 zone. The CDP was approved by the City on July 9, 2007. The proposed EOT does not include any revisions to the approved CDP.
Applicant Representative: Valerie Sherriff
Valerie Sherriff summarized the history of the project permitting and the earlier review and approval by the Peninsula Community Planning Board. Comments from the audience and Committee members were: 1) complimentary of the design and of the fact that the proposed four units are half of what could have been proposed for the property, and 2) related to whether the project might later be converted to condominiums rather than apartments.
- Motion/Second by Khalil/Shumaker to approve the Extension of Time and place the item on the Consent Agenda for the next PCPB meeting.*
Before a vote was taken there was a Motion/Second by Page/Shumaker to amend the motion to remove the language relating to placing the item on the Consent Agenda. This motion failed by a 2-2 vote with Shumaker and Khalil opposed.
The amendment having failed, the original motion was voted upon and passed 2-1-1 with Jones opposed and Page abstaining (Page stated that he remained opposed to the portion of the motion relating to the Consent Agenda but was supportive of the Extension of Time).
A new Motion/Second by Page/Shumaker was offered to support the project; this motion was approved 4-0. The Chair explained that the purpose of this motion was not to replace the original motion, but to clarify to the PCP Board that the Committee was in support of the Extension of Time and disagreed only over the matter of the Consent Agenda.
- b. **AT&T Catalina Water Tank (City of San Diego Project No. 233839)**. 209 Catalina Boulevard
Request to attach new antennas, in addition to existing antennas, on the side of an 89-foot tall water tank. The antennas and associated cable shroud would be painted to match the existing blue color of the water tank.
Applicant Representative: Kerrigan Diehl
Ms. Kerrigan Diehl, representing AT&T, presenting details of the proposed antennas. Committee members raised questions regarding transmission frequencies and their potential effects. Ms. Diehl was requested to provide the PCP Board, at its next meeting, with additional detail on this topic.
Motion/Second by Shumaker/Page to approve as proposed was approved 4-0.
- c. **Chateau Beau Soleil (former Thompson Residence) (City of San Diego Project No. 241828)**
889 Sunset Cliffs Boulevard
Coastal Development Permit for the development of a 6,630 square foot home.
Applicant Representative: Steven Lombardi
No one representing the applicant was present. Due to a lack of information for the Committee's review, specifically including a Cycle Issues Report from the City, a Motion/Second by Page/Shumaker to table the item was approved 4-0.

- d. **Point Loma Summit (Site Development Permit No. 545700, Vesting Tentative Map No. 545701, Coastal Development Permit No. 545699)**. 414 La Crescentia Drive
Request to construct two new single-family residences and to retain one existing single-family residence on a 1.45 acre site.
Applicant Representative: Bob Furey
The Chair announced that, at the request of the applicant's representative, this item would not be addressed until the September 6 Committee meeting to provide the applicant with additional time to assemble: 1) a letter from the Fire Department regarding how the property would be serviced, and 2) an updated Cycle Issues Report from the City.
- e. **Peeling Tentative Map (City of San Diego Project No. 239065)**. 3340 Harbor View Drive
Coastal Development Permit and Tentative Map to create six lots on a 0.97-acre site.
Applicant Representative: Joy Christensen
Tony Christensen, a civil engineer, made a presentation on behalf of the applicant. Mr. Christensen summarized the proposal and described the three new buildable lots to be created and the manner in which they would be accessed from a private internal drive.
The Committee members and audience members made comments and asked questions regarding: 1) steepness of the slopes on the north side of the property, 2) steepness of the common access drive, 3) whether the project was being reviewed too soon before adequate information was available, 4) past landslide problems along Martinez Street and surrounding areas, 5) continuing drainage problems in the neighborhood specifically involving these lots, 6) the lack of a vehicle turnaround at the end of the common drive, 7) how storm water would be conveyed to Harbor View Drive and whether the proposed pump is of adequate capacity and reliability, 8) erosion problems from lots in the area, 9) parking constraints along Harbor View Drive, 10) availability of adequate Fire Department access, 11) density of the project and conformance with the prevailing neighborhood character, 12) the need for a comprehensive drainage solution, and 13) other issues.
Motion/Second by Khalil/Shumaker to table the item was approved 4-0. The Chair stated that the item would return when the applicant: 1) provides an updated Cycle Issues Report with more of the outstanding issues having been cleared and 2) has researched and is prepared to respond to the issues raised by the community and Committee.

V. **Adjournment:** *The meeting was adjourned at 3:02 p.m.*

The next PCPB meeting is August 18 at 6:30 p.m. at the Point Loma Library, 3701 Voltaire Street

The next PCPB PRC meeting is September 6 at 1:30 p.m. at the Point Loma Library, 3701 Voltaire Street

Questions? contact Allen Jones, Chair, Project Review Committee, at allenmjones@cox.net or 619-400-0134