

# APPROVED

## PENINSULA COMMUNITY PLANNING BOARD

Minutes, May 15, 2014 – 6:30-9 P.M.

3701 Voltaire St., Point Loma Library

Call to order at 6:35 p.m.

**PRESENT:** Nicole Burgess, Patricia Clark, David Dick, Mark Krencik, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Don Sevrens, Jay Shumaker and Paul Webb.

**ABSENT:** Dominic Carnevale, Bruce Cook and Bruce Coons.

### PARLIAMENTARY ITEMS

Moved by unanimous consent to postpone to June item 3, Jackson Residence, CDP, Project No. 363627, 1953 (sic) Mendocino Blvd. City had provided wrong address – actual site is vacant lot between 2010 and 2026 Mendocino – resulting in improper agendizing.

- 1) **Approval of Agenda.** With #3 postponement, approved by unanimous consent.
- 2) **Approval of April 2014 minutes.** Carried 8-0 with abstentions by Dick, Clark and Webb. Motion by Krencik, second by Shumaker.
- 3) **Secretary's Report – Don Sevrens.** Website updated for election changes, board contact information and maps of territory served. Board members wanting direct computer link from their names in contact section to email asked to tell secretary.
- 4) **Treasurer's Report – Patricia Clark.** Reported \$324.86 balance *before* writing \$210 check to keep Website alive. Clark said annual expenses are \$500 for Internet, \$160 for post office box (paid out of pocket by chair).
- 5) **Chair Report – Julia Quinn.** Mandatory Community Orientation Workshop is May 17 and new board members Dick, Linney and Sevrens have sent in their reservations.
- 6) **PCPB Subcommittee memberships.** Dick expressed interest in serving on Liberty Station and Project Review subcommittees. Size of Project Review – now seven – was a concern and no resolution reached as to that subcommittee.
- 7) **Request for City Funding of PCPB Website – Don Sevrens.**  
Sevrens proposed seeking Community Planners Committee approval, on behalf of all 41 planning groups, requesting Council President Todd Gloria to commission study strengthening group finances. Ideas floated included flat stipend to cover Internet service or city providing in-kind Website under city's computer umbrella. Sevrens mentioned that a prototype already

exists with city administrative aide Diane Maglaras posting planning group agendas and minutes to a portion of the Planning Division Website.

Motion carried 11-0 for Shumaker to contact chair Joe La Cava of Community Planners Committee, Ross to contact interim Councilman Ed Harris about financial help, and Dick to approach Point Loma Association about subsidy. Motion by Webb, second by Burgess.

## PUBLIC COMMENT

**VALERIE PAZ** of Ocean Beach Planning Group introduced herself and welcomed networking. It was decided for Burgess to be informal liaison to Ocean Beach with Webb as back-up.

**DAVID DICK**, board member, said draft environmental report of Point Loma High stadium expansion expected to be available around May 30. It was decided to form ad hoc committee for review and possible comments with Dick as chair and Sevrens and Webb serving.

**NICOLE BURGESS**, board member, said Bike to Work Day postponed until May 30.

## GOVERNMENT REPORTS

- 1) **Council District II. Rollin Bush** (236-7025, [rcbush@sandiego.gov](mailto:rcbush@sandiego.gov)) introduced himself as liaison aide for interim councilman Ed Harris. He announced street vacation at Plum and Canon (facilitating possible pocket park) was approved 7-2. He said all ongoing peninsula projects were funded in proposed budget with new Catalina fire station status dependent upon bonds. Bush said effort proceeding smoothly to add park ranger to serve District I beaches and Sunset Cliffs Natural Park in District II. Quinn advised him that Development Services quietly made changes on height ordinance without informing planning groups. One changes allows height to be 30 feet from *final* grade instead of *existing* grade. This allows developers to build underground garages and exceed height limit. She said this is having detrimental community effects and asked if Councilman Harris would look into the situation.

## INFORMATION ITEMS

- 1) **Status of work at 1976 Plum St. – Jerry Lohla.** Lohla said unfinished house and neighborhood eyesore still facing foreclosure. He said neighbors having difficulty contacting JP Morgan Chase and no indication financial institution would be responsive or held accountable in finishing or demolishing project. He said unfinished projects could occur in any neighborhood and suggested three improvements to city rules: 1) Require that remodel permits be issued only to families living there, 2) a new petitioner to assume the permit be required to post a completion bond, and 3) adopt a rule similar to Philadelphia ordinance that instead of boarded-up windows and doors the structure be required to have operating doors and windows with penalty of \$300 per day per opening.

- 2) **Bike share program – Deco Bike.** Angela Landsberg presented on company contract with city for 180 bike share stations with eight to be in Liberty Station. Many details unknown and several unanswered questions so matter was referred to Liberty Station subcommittee.

## ACTION ITEMS

### 1) **Tobos Companion Unit, CDP, Project No.359520, 4451 Granger St.**

Concerns were expressed by subcommittee, board members and public that construction of a granny flat in this case would result in a violation of city ordinance prohibiting both units being rentals with city having no ability to monitor or enforce. There were concerns expressed about approvals obtained or required, the Planning Division's process seeming to exclude public comment and confusion as to who would occupy which unit when during construction and afterward.

Motion passed 10-0-1 with Clark, Dick, Krencik, Linney, Nystrom, Ross, Ryan, Sevrens, Shumaker and Webb voting yes and Burgess abstaining. Motion was to postpone to June meeting, seeking information on approvals ("cycle issues" in the jargon), asking owner to put in writing who would occupy each unit when, and inviting the owner to actually be present to make his case. Motion by Linney, second by Clark.

### 2) **Rosecrans & Byron Street Mixed Use Development, Project No. 365489 – Tony Cutri.**

Cutri was not present, it was not clear project had necessary approvals and matter was tabled indefinitely.

### 3) **Jackson Residence, CDP, Project No 363627, 1953 (sic) Mendocino Blvd. – William Jackson or Gary Taylor.**

No one present, incorrect address listed, tabled until June.

### 4) **Chatsworth/Lytton Street turn traffic issues – Pete Nystrom.**

The City Traffic Department was asked to conduct a safety study of Chatsworth/Lytton turn traffic and speed issues. Motion by Traffic Subcommittee Chair Peter Nystrom, no second from the floor necessary. Vote was 10-0 with Jon Linney, departing early, not voting.

## SUBCOMMITTEES

**Parks and Recreation – Ryan.** Five or six trees downed by winds, rare albino gophers trapped and being studied.

**Project Review – Shumaker.** Seven members is effective maximum size, otherwise quorum issues result.

**Traffic – Nystrom.** Board's input for Interstate 8 corridor improvements to be heard at end of June.

Adjourned at 8:55 P.M. to June 19.