

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

July 17, 2014 - 6:30-9 p.m.

www.pcpb.net

Called to order at 6:34 p.m.

Present (11): Patricia Clark, Bruce Cook, Bruce Coons, David Dick, Mark Krencik, Peter Nystrom, Julia Quinn, Jarvis Ross, Jay Shumaker, Don Sevrens, Paul Webb

Absent (4): Nicole Burgess, Dominic Carnevale, Jon Linney, Mike Ryan

Parliamentary items

1) Approval of Agenda

By unanimous consent

2) Approval of May 2014 minutes

After clarification of one item, by unanimous consent.

3) Approval of June 2014 minutes

By unanimous consent.

4) Treasurer's report – Patricia Clark

She reported \$151.86 in the treasury. She said paperwork to be submitted soon to qualify PCPB for \$500 yearly stipend from city.

5) Chair report – Julia Quinn

She reported sliver of land at Canon and Plum transferred from Public Works to Parks & Rec for possible pocket park. No budget at this time. Don Sevrens was delegated to make contact with city staff as to status and next steps.

Announced that a controversial lot split into four lots on Harbor View Drive known as the Peeling Project had been rejected by the City Council 8-1-0. Bruce Coons, Jay Shumaker and Jarvis Ross among those at council meeting.

Announced supplemental EIR being done on Mid-Coast Transit (Old Town to UCSD) because of vernal pools and fairy shrimp.

6) Board discussion

Jay Shumaker announced controversial lot split know as Point Loma Summit being appealed to City Council. Peninsula board had vehemently opposed it because of the number of lots resulting, numerous variances requested, intense neighborhood opposition and poor access. David Dick said we were obligated to appear and Jay was directed to ascertain the scheduling.

Paul Webb interjected that infill projects will continue to pop up and we need consistent policy that is appropriate for the peninsula, which lacks robust public transit.

Non-Agenda Public Comment

Jim Gilhooly –Reported that the Navy has declined two invitations to appear before the planning board and discuss its fuel line repair which will tear up Rosecrans. He said 4.5 miles is being repaired – not all on Rosecrans – but piecemeal approach means unreplaced sections are likely to fail in the future.

Valerie Paz – Member of Ocean Beach Planning Board urged the public to push back against the Planning Commission by signing a petition to restore deletions the commission made to weaken the O.B. Community Plan, in particular striking floor area ratio guidelines.

Information Item

Cabrillo Hospital acquisition for EF International Language School

Presentation by Shawna Sullivan and Meghan Conway

They reported that EF International Language School is in negotiation to purchase Cabrillo Hospital (but not the adjacent medical office building). Plans are to remodel for instructional use and to house 500 foreign students, relocating from Alliant University campus in Scripps Ranch. Plans are contingent upon receiving conditional use permit in a process that could take into early 2015.

Action Items

Jackson Residence, CDP, Process 2, Project 363627. Build 3,237 s.f. residence over basement garage on 5,477 s.f. vacant lot between 2026 and 2010 Mendocino Blvd. RS1-7 zone.

Presentation by William Jackson/Gary Taylor.

Passed 10-0. Motion by Webb, second by Ross

Point Loma Village SDP, Process 3, Project 365489. Demolish three existing buildings, develop mixed use, 3 stories, commercial and 16 residential units. Corner of Rosecrans and Byron. Point Loma Village LLC, Tony Cutri.

Application had been continued from last month to make adjustments sought by public. Units were reduced from 17 to 16, retail space was trimmed, parking increased from 30 to 34 spaces, and Avenida de Portugal egress eliminated. Larger egress with queue along Rosecrans and Byron. Height reduced two feet. Bike racks, electric vehicle charging stations included.

Revisions won praise from audience with few criticisms. Presenters said sidewalk dining is still in design but that light food service, not full-scale restaurant, is envisioned.

David Dick: An attractive project that accommodates public concerns.

Passed 10-0. Motion by Webb, second by Krencik

Anderson Residence, CDP, Project 358877, 896 Albion St. Raze house, build 4,653 s.f. residence on 11,700 s.f. lot. Presentation by Kevin Jorgenson.

Motion to pass providing sidewalk requirement be waived or deferred until all houses required to install. Passed 8-0. Ross abstained. Sevrens recused himself because of proximity of his residence to applicant's. Motion by Shumaker, second by Krencik.

Carruthers Residence CDP, Project 365433, 3540 Kellogg Drive. Raze house and build 8,247 s.f. residence on 37,455 s.f. lot. Applicant: Lone Stiegler, Joe Reid. Passed 10-0. Motion by Shumaker, second by Dick.

Robinson Residence CDP, Process 3, Project 366991, 808 San Antonio Place. 251 s.f. addition to 1,544 s.f. dwelling and new masonry fence at property line on Rosecrans Street. Applicant representative: Reed Wallrich.

Passed 10-0. Motion by Krencik, second by Shumaker.

Bull Residence CDP, Process 3, Project 369472, 455 Rosecrans. 338 s.f. addition to 964 s.f. dwelling. Applicant representative: Morgan Goff.

Passed 10-0. Motion by Krencik, second by Cook.

Pritchett Residence CDP, Project 310627, 932 Cordova St. Raze house for new 5,186 s.f. residence on 8,505 s.f. lot. Applicant: Sam Pritchett.

Project had been approved in 2013 by board but outside appearance changed and minor adjustments made inside.

Passed 10-0. Motion by Krencik, second by Cook.

Letter to City of San Diego on need to adhere to spirit and letter of the law on the 30-foot height limit in the peninsula.

Presentation by Paul Webb

Board members given draft of letter, asked to review and comment in August. Tabled until August.

Committee Reports

Airport – Paul Webb

About 1,500 residences will added to eligibility list for Quieter Home Program but there is a three-year backlog in program. Fines for curfew violations are going up.

Planning – Jay Shumaker

Asked for volunteer to enhance board's Facebook site. Sevrens volunteered with proviso that it would not be immediately.

Liberty Station – Patricia Clark

Building 271 on pace to open as High Tech High Elementary in fall 2015.

Traffic – Peter Nystrom

Canon Street residents concerned with heavy truck traffic on road bed not designed for that weight. He will take up with Planning Department. Nystrom has been asked to present specific proposals for Nimitz Corridor and I-8/I-5 full connection at future I-8 Corridor meeting.

Adjourned at 8:58 p.m. to Aug. 21, 2014.