

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Nov. 20, 2014, Scheduled 6:30-9:15 p.m.

Present: Nicole Burgess, Dominic Carnevale, Patricia Clark, Bruce Cook, Bruce Coons, David L. Dick, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Don Sevens, Paul Webb

Absent: Mark Krencik, Jay Shumaker

Called to order at 6:35 p.m.

PARLIAMENTARY ITEMS

1. Approval of Agenda. One item (Wabaska circle) delayed, one item (Seventh-day Church cell tower) inadvertently omitted from agenda heard as non-public information item with no vote taken. Motion by Ross, second by Coons. Vote 10-0. Abstaining: Paul Webb (Brown Act concerns). Not voting: Burgess (late) and Dick (late).
2. Approval of October 2014 minutes. Approved 10-0, Burgess, Carnevale and Webb abstaining because of absences
3. Secretary's Report – Don Sevens (None)
4. Treasurer's Report – Patricia Clark
Reported \$1.58 in treasury, appealed for donations to cover arrearages on Website bill incurred prior to July 1, 2014 when city stipend kicked in
Chair Report – Julia Quinn.
Briefed board on requirements for 2015 election. Terms expiring are Carnevale, Coons, Krencik, Quinn and Ryan.

NON-AGENDA PUBLIC COMMENTS

KORLA EAQUINTA – Expressed concerns that projects of four units or less are being approved through a ministerial process escaping board and public review, then being moved forward through map waivers.

MIKE STEVENS – Said enclosed parking spaces at units are being rented out to non-residents in a flagrant violation of Municipal Code. Said Code Enforcement will only respond if the complaint is from a neighbor.

JIM GILHOOLY – Mentioned Navy environmental review hearing on Rosecrans pipeline will be Wednesday Dec. 3 from 5 to 8 p.m. at the Portuguese Hall on Avenida de Portugal.

Member of public (name not audible) -- Decried Monarch Development Corporations plans to build 180 units at the former Barnard School site with no public park. Urged board to act.

GOVERNMENT REPORTS

Council District 2 – Rollin Bush. Praised Burtech Pipeline for voluntary cleanup of park site at Avenida de Portugal and Canon. Introduced Conrad Wear, aide to Council Member-elect Lori Zapf. Bush was roundly applauded for his service and results.

City Planning – Despite requests from board member David Dick for a planning advisor to be present and assist, Tony Kempton was absent.

INFORMATION ITEMS

1. **Ocean Beach Planning Board Update** – Presentation by Valerie Paz (Absent, no report)
2. **Point Loma Substation Rebuild** – Presentation by Claudia Valenzuela, SDG&E
Seventy-year-old substation at Udall and Wabaska is being replaced, something that does not require municipal approval. Terraced retaining walls, drip irrigation and 41 mature trees will be used to mask machinery. It will have a 60-foot tower to communicate with other substations.
3. **Canon Street Pocket Park Update** – Presentation by Jon Linney and Don Sevens

Praised Burtech Pipeline for agreeing to a \$5,000 cleanup of site. Board member Bruce Cook has volunteered his services to prepare a conceptual plan at the appropriate time. Parks and Recreation subcommittee meeting was held at nearby rec center with good turnout. Outreach conducted door to door on streets including Canon, Avenida de Portugal, Evergreen, Lowell and Bangor. Outreach to groups including Kiwanis, Portuguese community and Point Loma Association. Reported strong support from individuals contacted.

Dick: Raised questions over whether this was an appropriate role for board members.

Ross: Land use comes under board's purview.

Ryan: Pertinent report shows deficiency of 664 to 793 acres of parkland on the peninsula.

4. **Proposed T-Mobile cell tower at Seventh-day Adventist Church at 442 Valeta St. near Peninsula Y.**

A company representative was present to speak to the matter, inadvertently omitted from the agenda. No concerns were expressed by board members. No vote was taken.

ACTION ITEMS

1. **Approval of letter to city regarding new permit application for 1676 Plum St .–**

Presentation by Jon Linney, Jerry Lohla and Danna Nicholas, deputy city attorney. Proposed letter asked Department of Development Services to halt processing or review of any new permits for the site until seven counts of criminal charges have been fully adjudicated. Lohla predicted the long-unfinished house will never be built but neighborhood will continue to suffer. Nicholas said “In this case Mr. Mendiola earned himself a criminal complaint.” She said the only way he can finish is to get new permits and that a plea agreement might result in a finish, demolition or sale. No trial date has been set.

Motion by Sevrens, Second by Linney to send letter to city. Failed. Yes (5): Cook, Jarvis, Linney, Nystrom, Sevrens. No (7): Burgess, Carnevale, Clark, Coons, Dick, Ryan, Webb.

2. **EF International Language School at former Cabrillo Hospital site –** Presentation by Shawna Sullivan

Only a single-family home is our district. The rest of the high-rise, parking lot and proposed recreation area is in the Midway district.

Motion by Burgess/second by Jarvis to approve project. Passed. Yes (10): Burgess, Clark, Cook, Coons, Dick, Linney, Nystrom, Ross, Sevrens, Webb. No (2): Carnevale, Ryan.

3. **Pump Station No. 2 Power Reliability and Surge Protection Project, 4077 N. Harbor Dr.**

– Presentation by Gene Lehotsky, City of San Diego Department of Public Works.

Additional pumps and new housings to be installed at present site bordering North Harbor Drive. This was an action item at the request of the Coastal Commission.

Motion to approve by Ryan, second by Webb. Approved by unanimous vote.

4. **Carleton Street Map Waiver, Project No. 373548, 3015-3021 Carleton St.**

Map waiver to construct four residential condominiums at building currently under construction. Applicant: David Parot

Discussion pointed out that the project received ministerial approval, escaping board and public review. It was pointed out that the third floor “lofts” or “dens” contain closets and bathrooms and are really third bedrooms and violate Municipal Code parking requirements. Also, testimony pointed out there has been extensive advertising of three-bedroom units although the applicant denied responsibility for the advertising.

The applicant said it was identical to other 30-foot condos in Roseville which generated discussion from board and the public of unhappiness with loopholes leading to substandard buildings and destruction of community character.

Sevrens: Complained of obfuscation and seemingly misleading statements by the project manager and the applicant as to perceived violations of the Municipal Code.

Ross: A den with a closet is a third bedroom and this does not meet the parking requirements.

Coons: There are two levels of subterfuge here.

Quinn: Similar three-story condos in Roseville have created many problems.

Webb: We never get to see the plans before they are built.

Carnevale: We are not going to stand for this (broken) process any more.

Dick: If we are serious (on opposing projects which use this methodology) we should send an emissary to any future hearing.

Motion by Carnevale, second by Ross to deny map waiver. Unanimous vote to deny (12-0).

5. **Anderson Residence, CDP, Project No. 368632, 379 San Antonio Place.**

Construct 1,180 SF second floor addition and remodel portion of first floor on 5,050 SF lot. Applicant: Mark Lyon

Motion to approve by Webb, second by Nystrom. Unanimous vote to approve (12-0).

6. **Approval of Letter to City of San Diego for Sunset Cliffs Blvd. Crosswalks.** Presentation by Walter Spath and Peter Nystrom

City asked to study crosswalks along Sunset Cliffs in the linear park area with at least one having flashing pavement buttons.

Motion by Carnevale, second by Coons. Unanimous vote (12-0) to send letter.

7. **Approval of Letter to City of San Diego for Evergreen Street Bike Boulevard –** Presentation by Nicole Burgess.

The type of bike boulevard was left unspecified. Burgess said it would have the effect of calming traffic in the neighborhood as well as creating a livable bikeable community.

Motion by Sevrens, second by Linney to send letter. Passed. Yes (10): Burgess, Carnevale, Clark, Cook, Dick, Linney, Nystrom, Ryan, Sevrens, Webb. No (1): Coons.

Abstain (1): Ross (need a unified approach to bike lanes).

8. **Approval of Letter to city for Voltaire/Wabaska Intersection Improvements –** Presentation by Nicole Burgess

Postponed to give applicant on adjacent construction (SDG&E) time to resolve cycle issues.

9. **Approval of Letter to San Diego Regional Airport Authority on Early Airplane Turns and Increased Traffic on North Harbor Drive from New Parking Structure –** Presentation by Paul Webb

Motion to approve letter by Ross, second by Ryan. Failed. Yes (4): Cook, Nystrom, Ross, Ryan. No (5): Burgess, Carnevale, Clark, Linney, Sevrens. Abstain (3): Coons (letter is murky), Dick (not knowledgeable), Webb (does not want to oppose his committee).

10. **Approval of Comment letter to U.S. Navy on Miramar Pipeline Repair and Relocation Project Draft Environmental Assessment** – Draft EA evaluates potential environmental impacts associated with repairing and relocating portions of Navy’s Miramar fuel pipeline, including relocation of 3.5 miles of pipeline to the Rosecrans Street right-of-way from the La Playa waterfront. Presentation by Julia Quinn
Navy has never appeared before planning board despite invitations. Request to board for comment did not allow adequate time to write a response and allow board review. Motion by Webb, second by Nystrom to have Quinn and Webb create a response and send without board review. Passed by unanimous (12-0) vote.

Adjourned at 9:40 p.m. to Jan. 15, 2015. (There will not be a December meeting.)