

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Feb. 18, 2016

Approved March 17, 2016

Present: Amanda Behnke, Nicole Burgess, Patricia Clark, Bruce Coons, David Dick , Robert Goldyn, James Hare, Mark Krencik, Jon Linney (left early), Peter Nystrom, Julia Quinn, Jarvis Ross, Don Sevrens and Paul Webb.

Absent: Jay Shumaker

Called to order at 6:32 p.m.

PARLIAMENTARY ITEMS

1. **Approval of agenda.** Three changes were made.
 - Point Loma High School Draft EIR was advanced to accommodate a large crowd by concurrence.
 - On Jan. 21, 2016, PCBP recommended the Froude Street project be denied. On Feb. 16 the City approved the project. Because the decision could not be foreseen, occurred after the agenda was posted and the deadline for filing an appeal was in 12 days, this could be considered as an emergency item. Moved by Jarvis, second by Burgess to amend agenda to allow consideration of an action item for appeal of the Froude Street residence project on an emergency basis – two-thirds vote required. Motion carried 13-0 (Shumaker absent).
 - Action item #7 listed on the agenda under description “Alleged PCPB Brown Act Violations Complaint filed with City of San Diego by Don Sevrens” drew a protest by Sevrens. Sevrens said he did not ask for the item to be placed on the agenda, that showing his name implied that he was the presenter and that this had been done without his knowledge or any discussion. He further noted that, since he wasn’t the presenter, the item had no presenter and, further, it was an action item without any suggested course of action. Motion by Dick, second by Webb to remove item from agenda and place on the March agenda as an information item. Motion carried 13-0 (Shumaker absent).
2. **Approval of January minutes.** The provided comments on the draft minutes the day before the meeting. The secretary objected and said he would not be a party to censoring events that happened at a public meeting. Motion by Coons, second by Dick

to accept the chair's version of minutes with certain passages reinstated with editing by Dick. Yes (9) Behnke, Dick, Goldyn, Hare, Linney, Nystrom, Ross, Shumaker, Webb

No (2) Burgess, Coons. Abstain (3) Clark (absent), Krencik (absent) Sevrens (personal involvement). Motion carried 9-2-3.

Linney suggested that an ad hoc committee to consider minutes preparation and the board treatment would be a good idea. Coons asked that the minutes issue be placed on the next agenda.

3. **Secretary's Report – Don Sevrens.** Suspended because of long agenda.
4. **Treasurer's Report; approve invoice for City of San Diego reimbursement -- Patricia Clark.** The treasurer reported expenses of \$151.66 for post office box and supplies and \$190 for the website. She said PCPB is current on all website-related expenses. The bank balance is \$268.15 with \$158.40 remaining available from the City allowance to pay future bills, resulting in a combined availability of funds of \$426.55. The treasurer acknowledged that she was unaware for two years that Council Policy 600-24 and PCPB bylaws require expenditures above \$30 be approved by the board in advance. She denied an accusation by the secretary Don Sevrens that she had ever written "secret" checks to the chair. She told Sevrens that he could review all PCPB books and records at any time during the meeting.
No vote was taken by the board on approving any invoice.
5. **Chair Report – Julia Quinn.** (Microphone died and the chair could barely be heard.) She said information about clean water program developments would be put on the website soon.
6. **March 2016 PCPB Election – approve Election Subcommittee. Linney/Quinn**

A candidate forum will be from 6:30 to 8 p.m. on Thursday March 3 at the Point Loma Branch Library. The election will be from 4 to 8 p.m. the third Thursday (March 17, St. Patrick's Day) in the library foyer.

Linney said two candidates have applied so far and that the requirements were living in Point Loma (excluding Ocean Beach), being 18 or older and having attended one meeting in previous year.

Goldyn and Krencik volunteered to serve with Linney on the election subcommittee.

Webb observed that the bylaws call for the vice chair to head the election subcommittee. Dick will be unable to attend the March meeting and, as a result of his absence, and as provided in the PCPB bylaws, believes that Vice Chair Jon Linney should assume the role.

Motion by Webb, second by Coons to approve Goldyn and Krencik as subcommittee members. Motion carried 13-0 (Shumaker absent).

7. Approve Amanda Behnke as chair of Form Based Long-Range Planning Subcommittee.

Motion by Hare, second by Krencik to approve Behnke's appointment. Motion carried 13-0 (Shumaker absent).

NON-AGENDA PUBLIC COMMENT (3 minutes each speaker)

Jim Gilhooly: Navy command is resisting accepting any local guidance on fuel line replacement program.

Bill Metz: Forty-year resident and 30-year architect criticized repetitive design (two or more houses alike) in city's older, built-out neighborhoods. He referred audience to his Nextdoor.com post.

Korla Eaquina: Asked if the meeting was being recorded. She said she was concerned that Cabrillo Recreation Center was being locked at public use times. She warned audience that 15 units on three lots are coming to Roseville and that the neighborhood is changing without any public review.

Nicole Burgess: Provided details on a coming e-bike expo.

Government Reports

1. Council District II – Conrad Wear

City is still looking for a window on the City Council agenda to approve funding for pocket park at Canon and Avenida de Portugal.

Wabaska redesign and road diet is supported by Council Member Lorie Zapf.

Dick: Would she take a position on board's high school draft EIR letter?

A: (Wear) It depends on what it says.

Q: (audience) Did she favor lights at Clairemont High School?

A: (Wear) I believe that was before her time.

2. City Planning – Tony Kempton. Absent.

New/Old Business (Action may be taken by the Board)

None.

INFORMATION ITEMS

- 1. Ocean Beach Planning Board update – Valerie Paz.** Absent.
- 2. AC Water and Sewer Group GJ 764& 821 – Jing De Beliso, City of San Diego**
 - * Sewer line replacement coming to Cedarbrae, Kellogg, Via Flores, PLNU, Fenelon approximately December 2017.
 - * Water or sewer line replacement beginning approximately May 2017 in Wooded Area (Silvergate, Dupont, Warner, Dudley, Charles, Wilcox, Jennings, Albion, Gage.)
- 3. AC Water and Sewer Group Project 1016 – Nicole Salem, City of San Diego.** About 2 miles of water or sewer line replacement in Wooded Area (Hill, Monaco, Amiford, Stafford, Casitas, Lomaland, Temple, Tarento, Savoy).

ACTION ITEMS

Note: Point Loma High School Draft EIR, number 6 on the agenda, was advanced to accommodate standing-room only audience. (Other items renumbered because the computer balks at random number sequence. Also, two Wabaska agenda items were combined into a single vote.)

- 1. Notice of Availability of Draft EIR for SDUSD Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade Project.** Approve comments to SDUSD on the Draft EIR. Presentation by David Dick.

Dick said the response was not finished and reviewing 1,200 pages in 45 days was difficult. Response deadline is Feb. 29. Dick said the response should focus on only a few major issues and that most of the campus changes are a great idea. He said a motion would be sought to approve the letter so far with revisions and expansions possible.

Quinn: The alternatives section is clearly flawed.

Richard Opper of Pro Point Loma: All the Pro Point Loma people in the audience are concerned about the athletic field, not the school modernization. There are significant adverse impacts from lighting, traffic and noise.

Ross: Subject to 30-foot height limit?

A (Dick): Exempt.

Coons: They should put money for the EIR into an escrow account, to be handled and contracted independently. I don't like giving a blank check on an unfinished (board) letter.

Audience member: There have been no lights at Point Loma for 90 years, now they want 365 nights a year just because every other school has them?

Alan Leff, retired police officer: Gangs become a problem at night, populating within the audience. He cited how lights were removed in 1971 and that games were switched to daytime. With insufficient parking, gang members will park in front of residents' homes, putting them at potential risk.

Motion by Dick, second by Webb to approve draft letter with possible future revisions before Feb. 29. Yes (12) Behnke, Burgess, Clark, Coons, Dick, Goldyn, Hare, Krencik, Nystrom, Ross, Sevrens, Webb, No (0) abstain (1) Linney (involved with school), absent (1) Shumaker.

**2. Liberty Station Sign Plan NUP, Project No. 451533, Zone CR-1-1.
Neighborhood Use Permit (NUP) for comprehensive sign plan for Liberty Station (reference NUP 274911). Coastal (non-appealable) overlay zone.
Applicant: Nathan Cadieux.**

Cadieux displayed the latest in overhead signs, corner directional signs, signage wrapped on building corners and high tech, cell-phone activated informational signs.

A number of board members had problems with the style. Dick suggested trailing the item for a month to give board members time to consider a possible short list of desired changes.

Coons wanted the color changed on monument signs.

Burgess wanted informational signs to serve the biking community.

Ross objected to the large entry arch sign near the retail arcade off Rosecrans.

Others felt that directional corner wrap signs on the original historic arches should be eliminated. Some wanted a more contemporary style for Dewey Street and that was added to the short list as well.

Motion by Dick, second by Coons to approve the sign plan subject to review and reconsideration of elements on the short list.

Yes (12) Behnke, Burgess, Clark, Coons, Dick, Goldyn, Hare, Krencik, Linney, Ross, Sevrens, Webb. No (1) Nystrom (Shumaker absent).

(Linney had to leave.)

**3. Jones Addition CDP, Project No. 438999, 704 Tarento Drive, Zone RS-1-,
Coastal Development Permit (CDP) to construct 527 SF addition to existing**

**1,338 SF residence on 10,018 SF parcel. Coastal (appealable) overlay zone.
Applicant: Jesse Leon.**

Described by Krencik as a modest addition.

Motion by Webb, second by Clark to approve. Yes (12) Linney and Shumaker absent.

4. Approve request to Council District II for resurfacing of Olie and Venus Streets – Presentation by Peter Nystrom and Jarvis Ross.

Road conditions in Loma Riviera were described as abysmal leading to traffic flow and safety issues. A favorable vote by the board was explained as simply getting the streets on a waiting list. This approach was suggested by Council Member Zapf.

Motion by Sevrens, second by Nystrom for letter requesting resurfacing of Olie and Venus Streets. Yes (12) Linney and Shumaker absent.

5. Approve letter to City of San Diego requesting addition of Wabaska Street between Nimitz Boulevard and Voltaire Street as Safe Routes to Schools on City of San Diego Bicycle Master Plan and to request Wabaska Street repaving delay to group with changes. –Nicole Burgess.

- 1. Approve letter to City of San Diego requesting addition of Wabaska Street between Nimitz Boulevard and Voltaire Street as Safe Routes to Schools on City of San Diego Bicycle Master Plan and to request Wabaska Street repaving delay to group with changes. -Nicole Burgess.**

Two agenda items were merged into one and four-block Wabaska is correctly called a drive, not enough a street. The language the board was asked to consider was rephrased to:

- 1. Approve letter to City of San Diego requesting addition of Wabaska Drive between Nimitz Boulevard and Voltaire Street as a bike facility and Safe Routes to Schools corridor on City of San Diego Bicycle Master Plan and to request that Wabaska Drive become a two-lane connector street rather than the current four-lane configuration as supported by the Peninsula Community Plan. -Nicole Burgess.**

A power point presentation showed that four-block Wabaska Drive was once a major corridor prior to Nimitz being built possibly around 1952. Now it is a residential street with very low traffic volumes. There is an opportunity to reduce the roadway to two lanes, add protected bike and pedestrian routes, more parking spaces and landscaping. But it is a race against the clock to

beat a road resurfacing project for part of the street that would be a serious obstacle to financing future improvements. Burgess said major property owners, Point Loma Association, merchants, city staff and Council Member Lorie Zapf are supportive. Condo owners will be informed by door-to-door leafleting, HOA presentations and individual coffees as desired after concrete information is known about such matters as number of parking spaces to be gained and redesign options.

George Sundberg, Wabaska resident: Average speed now of 35 mph is a huge problem.

Burgess: Redesign elements will have a calming effect on traffic.

Motion to approve letter as drafted by Burgess, second by Behnke. Yes (11) Behnke, Burgess, Clark, Coons, Dick, Hare, Krencik, Nystrom, Ross, Sevrens, Webb No (0), Recuse (1) Goldyn (proximity of property ownership) Absent (2) Linney and Shumaker absent

- 6. Froude Residence CDP, Project 432731, 2257 Froude St., Zone RM-1-1.** Coastal Development Permit (CDP) to demolish existing single-family residence and construct a pair of identical two-story over basement dwelling units totaling 3,428 sf on a 4,618 sf parcel. Coastal (non-appealable) overlay zone. Applicant: Scot Frontis. Emergency consideration of appeal of a staff-level decision to approve the project.

Note: One side of Froude is within the Peninsula board's district, the other within the Ocean Beach board's district.

The project came before the board in January. An original motion to postpone and seeking Ocean Beach board perspective was abandoned when it was determined the Peninsula board was solidly opposed for being out of community character, architecturally incompatible, way too much bulk on a tiny lot, garages becoming the "front yard" and driveway cuts eliminating some on-street parking.

Neighbors Tom and Judy Parry gathered two dozen petition signatures against. Ocean Beach board member Valerie Paz said at January meeting that her board would have been solidly or unanimously against.

Peninsula board voted 9-1 to recommend denial. City staff approved the project Feb. 17.

Peninsula board considered an appeal on an emergency basis, requiring a two-thirds vote to put on the agenda.

Tom and Judy Parry said they had only 24 hours to react but the neighbors – many of whom had to leave early because the meeting ran so long – definitely wanted an appeal.

Motion by Sevens, second by Jarvis to file an appeal citing community character, bulk/scale and loss of on-street parking with a courtesy notification to Ocean Beach board. Yes (10) Behnke, Burgess, Clark, Coons, Dick, Goldyn, Hare, Krencik, Ross, Sevens No (1) Nystrom Recuse (1) Webb (proximity), Absent (2) Linney and Shumaker.

Subcommittees

No reports.

Adjourned at 10:10 p.m. to Thursday, March 17, 2016.

- **Submitted by Secretary Don Sevens.**