Annual Report of the Peninsula Community Planning Board

from April 2018 through March 2019

INTRODUCTION

The following is the **Annual Report of the Peninsula Community Planning Board (PCPB)** for the period from April 2018 through March 2019.

The PCPB is a Community Planning Group citizen organization that advises the City of San Diego on land use-based community goals and development proposals. PCPB is established in conformance with City policies and is "recognized" to provide official recommendations to the City.

The Peninsula Community Planning area encompasses about 4,409 acres (approximately 7 square miles) and is bounded by the Ocean Beach community (split off and founded in 1975) and the Pacific Ocean on the west and south, San Diego River Flood Control Channel and the Midway community on the north, and San Diego Bay and Port tidelands on the east. The Peninsula community is a highly urbanized community, comprised of a number of relatively distinct residential neighborhoods including: Ocean Beach Highlands, Point Loma Highlands, Loma Alta, Loma Palisades, Loma Portal, Fleetridge, Roseville, Sunset Cliffs, Wooded Area, La Playa and the former Naval Training Center renamed Liberty Station.

MEMBERSHIP SUMMARY

The PCPB has fifteen (15) elected board members in accordance with bylaws dated 16 December 2015. General elections are held each year during the Month of March in order to fill five (5) board member seats. Four (4) vacancies occurred following accepted resignations of Laura Miller (March 2018), Jon Linney (April 2018, Margaret Virissimo (November 2018), and Mick Moore (January 2019). Special Elections with appropriate noticing were held electing Robert Goldyn (April 2018) and Jim Hare (June 2018). Vacancies were filled by a vote cast by the seated planning board members. Because the November 2018 and January 2019 resignations were within 4 months of the March elections, the vacancies are filled as part of the regular election process. Thirteen (13) seated board members have been maintained throughout the year. There is no differentiation made in membership between residents, property owners, or business or non-profit owner / operators, nor are there any seats specifically assigned for organizations. Demographic data of seated board members is available to the public on the PCPB website.

2018 PCPB Officers and Board of Directors are as follows:

- **Robert Goldyn** Chairman (elected by board April 2018)
- **Fred Kosmo** 1st Vice-Chairman
- **Brad Herrin** 2nd Vice-Chairman
- **Patricia Clark** Treasurer
- **Scott Deschenes** Secretary
- David Dick
- Jim Hare elected by board June 2018
- Joe Holasek
- Mark Krencik
- ~~Jon Linney~~ resigned April 2018
- Jerry Lohla
- Sarah Moga Alemany
- ~~Mick Moore~~ resigned January 2019
- Don Sevrens
- Robert Tripp Jackson
- ~~Margaret Virissimo~~ resigned November 2018

ADMINISTRATIVE MATTERS

The PCPB holds its regular planned board meetings on the 3rd Thursday of each month from 6:00pm to 8:30pm at the Point Loma / Hervey Branch Library located at 3701 Voltaire Street, San Diego, California 92107. Ten (10) regular meetings of the PCPB were held during the twelve (12) month period from April 2018 through March 2019. No meetings were held in August 2018 and December 2018. One (1) special meeting was called for 14 June 2018 in order to bring together the community and the SDHC for discussion on affordable / work force housing and the Famosa / Nimitz property. One (1) special meeting was called for 07 March 2019 for the Candidates Forum.

2018 Subcommittees standing for the board include:

- Project Review
- Airport
- Long Range Planning
- Traffic and Transportation
- Liberty Station / Naval Training Center (acting as liaison status)
- Parks and Recreation (acting as liaison status)
- Code Compliance (non-active)

2018 Ad Hoc committees for the board include:

- PCPB Election
- Governance
- 2018 Peninsula Impact Fee Study

2018 Liaisons for the board include:

- Midway Community Planning Group (~~Margaret Virissimo~~)
- Ocean Beach Planning Board (Scott Deschenes)
- Point Loma Association (Robert Tripp Jackson)

2018 Appointments for the board include:

- ANAC Representative (Fred Kosmo)
- ANAC Alternate (Jerry Lohla)
- CPC Representative (Robert Goldyn)
- CPC Alternate (Fred Kosmo)
- Historic Review (Bruce Coons – community member / SOHO)

PCPB General Elections (03.21.2019)

General elections are held each year during the Month of March in order to fill five (5) board member seats. An additional two (2) seats are available due to Board resignations. All seven (7) seats are to be filled during the March general elections and seated at the April Board meeting. Results are as noted:

(227)	Robert Goldyn (Incumbent)	(146)	Emma Plagemann
(202)	Margaret Virissimo	(146)	Jon Schmid
(194)	Korla Eaquinta	(144)	Aaron Taylor
(194)	Brad Herrin (Incumbent)	(139)	Joe Holasek (Incumbent)
(178)	Eva Schmitt	(138)	Geoff Page
(174)	Mandy Havlik	(119)	Paul Webb
(157)	Lucky Morrison	(112)	Mike Sahd
(156)	Jesse Chandler Benson	(95)	Jarvis Ross
(154)	Tina-Marie Compton		

COMMUNITY ACTIVITIES / DEVELOPMENT

- April – CCSE ZNE projects (Point Loma / Hervey Branch Library)
- April – STVRs roundtable with City Council, OB, PB, MB, Peninsula, La Jolla.
- May – SDIA ribbon cutting for Terminal 2 Parking Plaza
- May – PCPB approval of letter to support historic designation of NTC North Chapel
- June – SDIA ribbon cutting for International Arrivals Facility
- June – PCPB Special Meeting (Affordable Housing and Famosa / Nimitz property)
- August – Rosecrans billboard removal celebration (Dolphin Motel)
- August – PCPB receives *Special Recognition* from City as a "District 2 Billboard Buster"
- October – Press Conference regarding SDIA Terminal 1 redevelopment.
- January – PCPB letter to support Patriots Half Marathon.
- February – PCPB letter to remove 2-hour parking on Curtis.
- February – PCPB Letter in support of City monitoring leaseholder performance at Liberty Station.
- March – PCPB Letter in support of Point Loma Summer Concerts
- March – PCPB support of Children's Play Area Ordinance

SUMMARY OF PCPB PROJECT REVIEW

1. **AT&T WCF PLNU CUP** – (Process 3) Project No. 590729, 3900 Lomaland Drive, Zone RS-1-7. Conditional Use Permit to allow the continued operation of an existing wireless communication facility (WCF) consisting of replacement of 6 antennas, 12 new remote radio units, and internal equipment updates. *Jamo Stephenson*
    - *Mark Krencik discussed the wireless communication facility use permit. This is an existing facility, and no issues appear to be present. Mark Krencik made a motion to approve the renewal of the permit. Brad Herrin seconded the motion, and all voted in favor.*
2. **Gage Drive CDP** – (Process 2) Project No. 564145, 630 Gage Drive, Zone RS-1-4. Coastal Development Permit to demolish an existing single family residence, garage, and pool house, and construct a 9,720 SF two-story single family residence with detached garage and guest quarters on a 21,600 SF lot. Coastal (non-appealable) Overlay Zone. *Sergio Salinas*
    - *Mark Krencik informed the board that Project Review has reviewed the plans, and believes this is the largest house that has come before the board, but is not the largest house in the neighborhood. Don Sevrens stated he has spoken to the neighbors, and received no complaints regarding this project, and made a motion to approve the project. Jerry Lohla seconded the motion, and all voted in favor.*
3. **Secondary Dwelling Unit CDP** – (Process 2) Project No. 533359, 4560 Saratoga Avenue, Zone RM-1-1. Coastal Development Permit for the construction of a new 268 SF garage to an existing 616 SF detached garage with a new 992 SF second story residential dwelling unit above garage for a total of 1,260 SF of construction on a 6,250 SF lot. Coastal (non-appealable) Overlay Zone. *Stosh Thomas*
    - *Mark Krencik made a motion to support the project. Patricia Clark seconded the motion. All present voted in favor. Mick Moore and Fred Kosmo left early. Chair abstained.*
4. **Rosecrans CDP** – (Process 2) Project No. 571829, 634 Rosecrans Street, Zone RS-1-7. Coastal Development Permit for the demolition and construction of a new 1,134 SF addition over 596 SF basement and 420 SF attached garage to an existing 1,872 SF residence on a 8,829 sf lot. Coastal (non-appealable) Overlay Zone. *Jeff Rippee*
    - *Don Sevrens made a motion to push item to July meeting for involved parties to attempt to come to a settlement. Joe Holasek seconded. 9 voted in favor, Mark Krencik opposed. Mick Moore, Fred Kosmo, and Patricia Clark left early. Chair abstained.*
    - *Mark Krencik made a motion to approve project, Robert Tripp Jackson seconded. Board comments. David Dick requested clarification on finishes of the architecture of this project. Margaret thanked developer for coming. Jerry requested clarification regarding view. Fred Kosmo expressed his support. 11 in favor, Joe Holosak against.*

5. **Correia Middle School EV -** (Process 2) Project No. 595804, 4302 Valeta Street, Zone RM-1-1. Easement Vacation to vacate an existing water easement. *Michael Hada*
    - *Mark made a motion to support the vacancy of the easement, seconded by Joe. 11 in favor, Margaret abstained needing more information.*
6. **Ghio 2 Units CDP -** (Process 2) Project No. 589654, 2932 Upshur Street, Zone RM-3-9. Coastal Development Permit to demolish exiting building and replace with a new duplex structure with two new dwelling units for a totaling 3,267 SF on a 0.06 acre lot. Coastal (non-appealable) Overlay Zone. *Lee Hope*
    - *Margaret makes a motion to approve. Joe seconds the motion. David Dick requesting explanation on new structure and rental restrictions. Fred asked about any height restrictions. Unanimous vote in favor.*
7. **Matsubara Residence CDP -** (Process 3) Project No. 578098, 516 Tarento Drive, Zone RS-1-7. Coastal Development Permit for the construction of 795 SF addition to existing 1,640 SF residence, convert 432 SF of living area into garage, and 165 SF of new garage for a total of 2,600 SF one story residence on a 7,393 SF lot. Coastal (appealable) Overlay Zone. *Greg Leginski*
    - *Margaret Virissimo made motion to approve, Scott Deschenes seconded. Unanimously approved.*
8. **King Residence -** (Process 2) Project No. 607261, 4581 Newport Ave., Zone RM-1-1. Coastal Development Permit for the construction of a new 3,516 SF single family residence on a 0.16 acre vacant lot. Coastal (non-appealable) Overlay Zone. *Abel Zatarain*
    - *Brad motions to approve, Margaret seconds. Unanimously approved.*
9. **15 on Jarvis TM Waiver** – (Process 3) Project No. 610420, Zone RM-3-7, 3030 Jarvis Street. Tentative Map for the creation of 15 condominium units within a 26,611 SF, 3-story structure over parking on a 0.34 acre lot. *Maggie Roland*
    - *Motion by Jerry Lohla to deny request based on process as well as 30 foot height limit. Second by Margaret Virissimo. 7 in favor, Joe Holasek, Brad Herrin, and Mark Krencik voted no, Sarah Moga Alemany abstained because she feels we can't win.*
10. **Bayview Townhomes Map Waiver** – (Process 3) Project No. 611646, Zone RM-3-7, 3104-3112 Garrison Street. Map Waiver to waive the requirements for Tentative Map for the creation of 8 condominium units within a 9,120 SF, 3-story structure over parking on a 0.23 acre lot. *Maggie Roland.*
    - *Motion by Margaret Virissimo to deny map waiver based on process. Second by Jerry Lohla. 8 in favor, Joe Holasek, Brad Herrin, and Mark Krencik opposed.*
11. **Plein Addition SCR** – (Process 2) Project No. 610919, Zone RS-1-7, 1053 Sunset Cliffs Boulevard. Substantial Conformance Review to Coastal Development Permit No. 1639149. Coastal Overlay (appealable) zone. *Jim Yarbrough.*
    - *Motion to approve by Jerry Lohla, Second Brad Herrin. 7 in favor, 4 against. Approval passes. (No motion sheet located to show who voted which way).*
12. **Volen House CDP** – (Process 2) Project No. 594706, Zone RS-1-4, 450 Tavara Place. Coastal Development Permit for a new 6,589 SF 3-story single-family home with a detached garage on a 0.30 acre lot. Coastal Overlay (non-appealable) zone. *Mark Silva.*
    - *Motion by Joe Holasek to approve. Second by Brad Herrin. Unanimously approved.*
13. **Barracks Hotel Easement Vacation** – (Process 2) Project No. 612242, Zone CR-11, 2725 and 2745 Truxtun Road. Easement Vacation to vacate a portion of a general utility and access easement and a portion of a sewer easement lying across lots 1, 2, 5 and 6 of NTC. *Justin Barrett.*
    - *Motion to approve by Krencik, second by Clark, approved 9-0.*
14. **Charles Street CDP** – (Process 2) Project No. 617325, Zone RS-1-7, 3758 Charles Street. Coastal Development Permit to demolish an existing single-family dwelling and construct a new one-story 3,112 SF single-family dwelling with an attached 516 SF garage and 668 SF attached companion unit on a 0.17 acre lot. Coastal Overlay (non-appealable) zone. *Elizabeth Carmichael.*
    - *Motion to approve the Charles Street CDP made by Holasek, Second by Clark, approved 9-0.*

15. **Willink Residence CDP** – (Process 3) Project No. 605970, Zone RS-1-7, 919 Sunset Cliffs Boulevard. Coastal Development Permit to construct a 1,346 SF addition to an existing one-story single-family residence. Work to include a new second-story addition and the demolition and reconstruction of garage with a 744 SF second-story companion unit on a 0.28 acre lot. Coastal Overlay (appealable) zone. *Greg Coleman.*
    - *Motion by Krencik to approve the Willink Residence CDP, Second by Clark, approved 9-0.*
16. **Frank Residence CDP -** (Process 2) Project No. 581107, Zone RS-1-7, 3768 Jennings Street. Coastal Development Permit to demolish an existing single-family dwelling and construct a new two-story 4,094 SF single-family dwelling on a 0.17 acre lot. Coastal Overlay (non-appealable) zone. *Adam Christie*
    - *Don Sevrens made motion to approve; Second by Fred Kosmo. All voted in favor. (11 to 0)*
17. **Dumas NDP –** (Process 2) Project No. 613485, Zone RS-1-7, 3444 Dumas Street. Neighborhood Development Permit to allow private features including walls and fence over three feet in height to encroach into the public right-of-way. *Steve Laub*
    - *David Dick made motion to approve; Second by Mark Krencik. All voted in favor. (11 to 0)*
18. **Canon Street TM –** (Process 3) Project No. 614063, Zone RS-3-7, 3128, 3130, 3136 and 3138 Canon Street. Tentative Map to consolidate 2 existing lots into 1 lot and to create a 9-unit condominium project on a 0.20 acre site. *Joy Christensen*
    - *Mark Krencik made motion to approve; Second by Joe Holasek.. All but Fred Kosmo voted in favor. (10 to 1)*
19. **369 Silvergate Avenue CDP –** (Process 3) Project No. 613284, Zone RS-1-4, 369 Silvergate Ave. Coastal Development Permit for amendment to CDP No. 1775448 to demolish an existing single-family dwelling and construct a new 11,130 SF single-family residence with attached companion unit and a three car garage on a 1.09 acre lot. Coastal Overlay (appealable) zone. *Tom King*
    - *Don Sevrens made motion to approve; Second by Patricia Clark. All voted in favor. (11 to 0)*
20. **Sorrento House CDP -** (Process 2) Project No. 612516, Zone RS-1-7, 1045 Sorrento Drive. Coastal Development Permit for a remodel and second story addition to an existing two-story single family residence with roof deck and existing guest quarters totaling 4,865 SF on a 0.55 acre lot. Coastal (non-appealable) and Coastal Height Limitation Overlay zones. *Rafael Romero*
    - *Susan Cramer, a neighbor, expressed concerns about parking, and unpermitted living space. Fred Kosmo made a motion to send back to project review regarding these concerns. Patricia Clark seconded the motion. All voted in favor. (10 to 0)*
    - *Jerry Lohla makes a motion to approve. Brad Herrin makes a second. 7 in favor, 2 against.*
21. **Slaten Companion Unit CDP –** (Process 2), Project No. 617290, Zone RS-1-7, 2040 Venice Street. Coastal Development Permit for construction of a new 2-story, 760 SF companion unit on a 0.16 acre lot. Coastal (non-appealable) and Coastal Height Limitation Overlay zones. *Lee Hope*
    - *Mark Krencik presented the project. He then made a motion to approve the project. The motion was seconded by Robert Tripp Jackson. All voted in favor. (10 to 0)*
22. **4386 Newport Ave Residence CDP -** (Process 2) Project No. 607581, Zone RS-1-7, 4386 Newport Avenue. Coastal Development Permit for the addition and remodel of an existing 2-story single family residence, conversion of a detached garage to guest quarters and a new detached carport totaling 4,055 SF on a 0.16 acre lot. Coastal Overlay (non-appealable) zone. *Sergio Salinas*
    - *Jerry Lohla makes a motion to recommend denial based on project review and request ability to appeal if needed. Fred Kosmo seconds the motion. 9 to 0 in favor of denial.*
23. **Metz / Lewis NDP/CDP -** (Process 3) Project No. 620277, Zone RS-1-7, 3848 Garden Lane. Neighborhood Development Permit and Coastal Development Permit to permit an existing fence and to erect a new fence both portions of which are greater than 3 feet in height within right-of-way. Coastal Overlay (appealable) zone. *Matthew Boomhower*
    - *Scott Deschenes makes a motion to support, Robert Tripp Jackson Makes a second. 9 to 0 in support.*

24. **Hazzan Cammell CDP** – (Process 2) Project No. 623492, Zone RS-1-7, 810 Armada Terrace. Coastal Development Permit to demolish an existing single-family residence and construct a new two-story 6,719 SF single –family residence on a 0.32 acre lot. Coastal Overlay (non-appealable) zone. *Taal Safdie, Alfonso Barragan*
    - *Don Sevrens motion to approve, second by Brad Herrin, motion passed 7 to 0.*
25. **Rogerson Companion Unit CDP** – (Process 3) Project No. 620687, Zone RS-1-7, 3848 Jennings Street. Coastal Development Permit to demolish existing garage and construct a new 2-story 440 SF companion unit on top of a garage at the rear of property with existing 1,152 SF house. Coastal Overlay (non-appealable) zone. *Robin Rogerson*
    - *Motion to approve by Brad Herrin, Second by Robert Tripp Jackson, motion approved 7 to 0.*
26. **Mir and Saluk Residence CDP** – (Process 2) Project No. 623438, Zone RS-1-7, 1202 Novara Street. Coastal Development Permit for the conversion of existing first floor guest quarters suite to a Companion Unit for a total of 472 SF of interior remodel. Coastal Overlay (non-appealable) zone. *Alan Saluk, Hadi Sadrosadat*
    - *Motion to approve project passed with vote of 7 to 0.*

SUMMARY OF PCPB SUBCOMMITTEE DEVELOPMENT

1. **Fiscal Year 2018 Peninsula Impact Fee Study** – Recommendation by the PCPB IFS ad hoc committee to approve the Fiscal Year 2018 Peninsula Impact Fee Study. *Jerry Lohla / Oscar Galvez*
    - *Jerry Lohla made a motion requesting the PCPB send a letter to the City stating what we feel are the priorities for this fiscal year. Fred Kosmo seconded. Don Sevrens abstained. All other board members voted in favor.*
    - *Motion to recommend approval of the Fiscal Year 2019 Peninsula Impact Fee Study by Lohla, Second by Kosmo, approved 9-0.*
2. **Peninsula Community Roundabouts** – Recommendation to approve letter to the City in support of creating two roundabouts in the Peninsula Community as a traffic and mobility solution. Locations are: intersection of Rosecrans Street & Bessemer Street, and intersection of Rosecrans Street & Owen Street. *Julie Dillon*
    - *Margaret Virissimo made a motion to approve the letter with the board's support in installing these traffic roundabout. Sara Moga Alemany Seconded. Opened for board discussion. 11 voted in favor, Scott Deschenes opposed. Mick Moore left early. Chair abstained.*
3. **SDIA EIR** – Review of SDIA EIR. 45-day public review process. *Fred Kosmo*
    - *David Dick made a motion to delegate authority to airport committee to submit a letter of comment on SDIA EIR with full board action to confirm at September meeting. Margaret Virissimo Seconded the motion. All present board members voted in favor.*
4. **Liberty Station Banner Program** – Recommendation by Liberty Station Community Association to support Banner Program. *Laurie Albrecht*
    - *Mark Krencik – Motion to support the banner program with opportunity to review in five years. Second by David Dick. Motion approved unanimous (7 approved).*

Robert a. Goldyn

Robert Goldyn, Chairman (PCPB)

Approved by an Action of the Peninsula Community Planning Board on 18 April 2019.