

Penninsula Community Planning Board Agenda
Thursday, June 15, 2006, 6:30 - 9:30 pm
Pt. Loma Library, 3701 Voltaire St./Poinsettia (parking on Udall)

I. Parliamentary Items (Note: Agenda items are subject to change)

- A. Minutes Approval: May '06
- 6:35 B. Chair Report: C.Conger-COI Disclosure, Letters-Driscoll, 'minimum zone,' agenda time
- C. Treasurer: C. Shinn
- 6:45 D. Non-Agenda Public Input, 3-5 min. 20 min. Total

II. Government Office Reports/Public Communications:

- 7:00 A. Sewer Repair -Alcott Cyn (Jan.) Chris. Toth-5 min. + questions
- 7:10 B. Council District 2 Office-M.Aubrey 1. Letter from B.Wear indicates \$450,000 was set aside for the park . at Barnard from NorthBay Redevelopment Funds. When can we start? 2. 'Contacts' to speak with on open bid for city-owned property (Canon/Ave.de Portugal) conversion to park ?Grant aide available. (GL?) 3. Where at in Antenna Re-Application process-1775 Catalina? Nextel/Sprint Lawsuit Threat to Home Owner-to "Permit" 4D Cell Antennas in "2 Faux Garage Chimneys," Comm'l.Use in SFR Zone. Bad Precedence.,Legal Blackmail?
- 7:25 C. Planning-T.Kempton 1. What is process with the City and the NTC Developer/Redevelopment Agency to use funds from NTC's "increased tax base" to mitigate for its 'Cumul. Traffic & Public Safety Impacts,' since there is No Project Area Committee? 3. Where do 'up front' rental/sales funds from leases go at NTC- ie.Bldg.83 4. When will the 'sign plan' (esp.facing Rosecrans) come before Planning Commission?
- 7:40 D. Navy/Residents Coordination Group-Toxins. (G. Lipsey?)

III. Committee Reports

- 7:45 A. Airport Authority-ANAC-(Report Noise Violations at: 400-2799)-L. Murphy/Agee/Conger
- 7:55 B. Traffic & Transp.: G.Robinson
- 8:05 C. Parks & Recreation: D. Wylie,C.Shinn
- 8:10 D. Midway Plng. Bd.: M. Scherer
- 8:15 E. Arts & Culture: G. Fisher, First Friday (Sat. at Humphreys), Cluster
- 8:20 F. Proj. Review: C.Conger-Upper Voltaire-In EIR, Requested cumulative traffic/pkg./safety study. Will visit "New traffic plan", 5:30 pm on site(Domino's) before PRC mtg.-No "Affordable' Hsg. On N. Side.
- 8:25 G. Environmental-Toxics-J.Varley

IV. Action Items/Proj.Review (2nd Wed./mo.,10:00 am,3115 Loma Riviera Dr-Applicants to confirm wk. Before)

- 8:30 A. **4275 Coronado**, Pappas, Lewis/Fish, Pappas, Addition of 434 sf. to existing on 7000 sf lot, RS 1-7 zone (1 unit per 5000 sf), Plus 504 sf hobby room above new garage 504 sf. (LI)
- 8:40 B. **4563 Narragansett**, 3500sf. lot,2 unit condo conver.RM1-1,"zone required in '64 '3000 ft. per unit'-grandfathered in."
- 8:45 C. **390 Rosecrans St.**-4 unit project, initial review-vs. 'Minimum Zoning' -Letter from C.A.R.
- 8:50 D. **Community Plan Amendment**: Visitor/Beach Parking Impact Overlay, ByLaws Amendmt: Officer Qualif.
- 8:55 E. **Team Mobile**, at Nazarene University (unconfirmed), location, map of antennas on Entire Peninsula.

V. New/Old Business:

- 9:05 New: Plan for: 1.3244 Nimitz Blvd.,8 condos on 7500 lot?W.Stricker, 'Water Main Vacation' /Public Safety? In parking-deficient dense multi-residential area 2. 'small lot development' ;Old: NTC Ocean Village input-Conger/Valentine-484 'Waterfront' Pkg. Spaces vs. 'Kumeyyay, Portuguese, S. Pacific Cultural & Historic 'Boating Villages'/'Boatmaking' attractions of *11 former working bldgs, slated for demo*. Sewer Easement Vac?

VI. Adjournment

Future Projects to Review:

1. 1720 Evergreen, 2 Unit Condo Conversion, RM 3-7, on 4443 sf lot. PH
2. 4546 Bermuda, Flannigan, RM1-1,2 units, pkg. spaces?
3. 4521 Bermuda, Sigler,Existing 2 sty.home Var. for bridge to new det. gar, with 'Guest Qtrs. Below' on 6585 sf lot, RS1-7 Zone, Pkg. Impact area, Drawings show THREE Stories, when 'noticed' as '2nd story garage above one story 'guest quarters'. Phantom floors Prohibited in M.Code, Already Two Story unit & Garage in rear of 25' Wide Lot (PH) Does Not Meet F.A.R. specs, need ReNotice to neighbors.
5. Mixed Use-Pt. Loma Townhomes, between Carleton & Dickens on Scott, backing up to Shelter Island, w/Public R.O.W.
6. 821 Rosecrans St. -small lot, 25' wide, 2600 sf house above 3 car garage?
7. 1140 Concord St. -small lot, 25' width frontage is storm sewer collection site for 16-18 homes.UG garage?
8. 3731 Lotus St., Guest Qtrs above garage