

Tentative Peninsula Community Planning Board Meeting

Thursday, February 15, 2007, 6:30 pm, Pt. Loma Library
3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

6:30 I. **Parliamentary Items** (Note: Agenda Items subject to Change)

- A. **Minutes Approval:** January '07
- B. **Treasurer:** C. Shinn
- C. **Chair Report:** C. Conger-Elections in March, DominguezJ@sandiego.gov, Capt. Patton mtg., Shoreline appeal

6:50 D. **Non-Agenda Public Input** (3 min. ea.)

6:55 II. **Committee Reports:**

- A. **Parks & Recreation** (4th Wed. 7 pm, 2830 Shelter Is. Dr.): D.Wylie. Request from PCPB for Pocket Park Site sent to Community Investment Dept.
- B. **Midway Planning:** M. Scherer
- C. **Airport Authority/ANAC:** Conger/L.Murphy. ANAC req. to monitor of "Head to Head" flights/month
- D. **Northbay Redevelopment** (5x/yr., alt. mos. On Tues., 7:30 am Penin.Comm. Service Ctr): M.Valentine
- E. **Traffic & Transportation:** G.Robinson
- F. **Historical** (2nd Wed. of mo.): K.Rhodes
- G. **Neighborhood Signs:** K.Rhodes
- H. **Project Review:** C. Conger

7:50 III. **Action Items:** Project Review (Feb.7, 10:30 am 3115 Loma Riviera Dr.-Applicants call 665-3510)

- A. **4484 Saratoga**, Ghelardi, Guest Qtrs. In R-S-1-7 zone. Bldg. to be torn down completely (50% rule) & 1 story deck, & carport, 550 sf 'guest qtrs.' Rebuilt (former unit), removing former status of 2nd unit being grandfathered in. (PRC Motion to approve, only if Signed application for 'non-occupancy' of 'Guest Qtrs.' Is received by PCPB & to be recorded with County Assessor. (PRC 3-2-1)
- B. **PLNU Upper Ball Field** Permit for New retaining wall for slope stabilization on ESL lands at 3930 Lomaland Dr. in RS 1-7 zone Fisher (PRC 6-0-0)
- C. **4135 Voltaire St.**-M.Stevens, 4-2 Bedroom New Residt'l. & 1 Comm'l Condo, Tent. Map Waiver. ADA? On 6621 sf lot (PRC-6-0-0)
- D. **390 Rosecrans St.**, V. Sherriff, 4 new condos on 7506 sf. corner lot (6-0-0)
- E. **1937 Guizot**-1937 Guizot, Gst.Qtrs.& Remodel, Zoned. Already *many violations in 'un-permitted building codes & uses'* brought forward by neighbors up & down st. & off alley.(PRC motion to Deny 6-0-0)
- F. **Historical Stamps**-H.Kinnaird
- G. **3119 Carleton**, Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation?

8:50 IV. **Government Reports/Public communications:**

- A. **Council District 2:** M. Awbrey, Barnard Park comments, traffic, parking garage at NTC (5 mos.til Rock)
- B. **Long Term Planning:** T. Kempton, Park at Canon & Scott vs. City 'Sale?' "Long Term Planning"-Rock?, Progress on 3035 Lawrence St.?
- C. **Pt. Loma Townhomes**, 47 condos & comm'l. at former Kettenburg site, R. Wassem available for comment
- D. **Nickolodean Hotel**, 650-room Theme Resort Hotel on far side of NTC Channel (at present parking lot for Airport on Harbor Dr.) Initial review & questions from community invited

V. **New/Old Business:**

- VI. **Adjournment** (Next PCPB Proj. Review will be Feb. 7th at 10:30 am at 3115 Loma Riviera Dr., normal is 2nd Wed. of mo.)

Future Review:

1. Dan Frazee: SD Airport Authority: **Remote monitoring terminal (RMT#8)** relocation (march)
2. **Nickolodean 650 suite-rm. Hotel** (2nd time info.) on East side of NTC (Liberty Station) Channel, next to Airport, where parking now is for Airport.
3. Street **Vacation** for Bangor (must have public benefit)
4. Street **Vacation** for **1944 Plum St.** (must have public benefit) (March)
5. Mitig. Neg Dec on EIR of **Kellogg St.** Geology, Biological Resources, Hydrosolgy/Water Quality, McKinnon project #51161. comments by 1/10 (sent 12/22/06 by city) to James Arnhart@sandiego.gov
6. Dr. Richard Andujo, The Rock Church, Doug Childress, Executive Pastor Church Operations, Rock Church, 2448 Historic Decatur Road #105
7. 3119 Carleton, Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation
8. 1578 Rosecrans St. (Taco Bell site) Drive Through 'the coffee bean'
9. **Pt. Loma Townhomes**, at former Kettenburg site, R. Wassem available for comment.(4th time for info.)

PENINSULA COMMUNITY PLANNING BOARD MINUTES

Thursday, January 18, 2007, 6:30 – 9:30 Library,
Point Loma Library 3701 Voltaire St.

- I. Parliamentary Items:** Meeting called to order by Chair Cynthia Conger at 6:39 PM
- A. Minutes Approval:** November were approved after changes from J. Adriany.
 - B. Chair Report:** Bd. Vacancies, elections in March, ByLaws post-poned til after Brown Act Seminar with City Atty. & paperwork finalized at City. PCPB asked that Park & Rec Dept. (Planning & Community Investment Dept.) ask that City designate the city-owned property at Addison & Canon as a neighborhood pocket park (City Listed this property as ‘for sale,’ after months of PCPB working to prove it was owned by the City.
 - C. Treasurer Report:** balance of \$468.00.
 - D. Attendance:** C. Conger, M. Valentine, E. Goddard, J. Ross, H. Kinnaird, C. Peterson, C. Jones, G. Page, K. Rhodes, M. Scherer. Excused: Shinn, Wylie, Public attendance: J. Blair, B. Hanks, R. & K. Leary, J. Summer, J. Varley, D. Reichardt, J. Adriany, R. Wassem Presenters: Z. Rodriguez
 - E. Non-Agenda Public Input:** J. Blair 1st mtg. representing Roseville HO Assoc., 20 yrs. here, recommended Community Based Initiative to control the out of control development in Roseville and attendant Parking Problems & the violations of the 30’ ht. limit. D. Reichardt, J. Varley complained of poor noticing of mtg.

II. Government Reports/Public communications:

- A. Council District 2:** Mr. Faulconer will Chair City Audit Committee. M. Awbrey reported that the Park & Rec Dept. & School District are looking at developing the 2.5 acre Jt. Use Park at Barnard for \$1 million for general purpose field. Nichols St. easement issue will be going before Judge tomorrow, Katheryn providing much history for the non-binding arbitration on 2/6/07. Kevin is working on Shoreline Plaza project, changes from the original project, being the last part of NTC to be developed. K. Faulconer on financial review w/city.
- B Long Term Planning:** T. Kempton, Jan 25th Brown Act seminar by City Atty. G. Finley’s proposal not a ‘project.’ “30’ Ht. limit in Coastal Overlay Zone When 10’ differential from front to back, can have 40’ height.” Says Housing can be 40’ high in this zone. PCPB has had this come up before, must have a differential. Karen Flaherty has not brought anything in writing that determines that there is a 10’ differential from one side of the lot to another. Nothing was confirmed, waiting for verification. NTC Sign Plan, PCPB has voted on it already, corp. has accommodate a ‘few recommendations’ only. HRB & Design Assistance Committee (made up of sign companies) decided on the plastic & metal sign with multiple tenants vs. the stucco sign. Sign at Fenton Pkwy. is preferred as a Monument Sign. Lights at NTC-rewired the standards so that one of two lights ‘go on’ at nite. M. Valentine commented still on all nite & full candle power. J. Ross commented that ‘reflection’ of commercial lights into Residential areas are required to have ‘shielding.’ DSD ‘says ‘candle power is not going beyond the site’.
- C. P3 (Pt. Loma for Progress)-** J. Young from P3 looks forward to better communication among all PL groups: Liberty Station Organization, Pt. Loma Association, PCPB, Peninsula Chamber, La Playa Heritage, Portuguese, Roseville HO Association, P3 – Feb. 9th Starbucks & Trader Joe’s are open at NTC. Concern on impact of Rock Church, will be Monitoring & they’re taking over a gymnasium & they have already (in response to our organization), they Have landscaped it around their gym & have said they will ‘share use’ with the public. A real estate agent, Though, said that ‘public use’ will be very minor. Chair commented that without the Rock, sharing use with The public, as they originally proposed in their application to the PCPB, there is still a huge deficit in meeting the City’s Parks and Recreation Standards. J. Young said there will be some use & another for-profit gym will be available. We hope the student population of the local schools will have some access, we hope they will be in contact with you. J. Ross commented on the Educational facilities’ parking (HTH) have been impacting the residential sites on NTC. Joel said he doesn’t think the problem is so severe, we’ll be looking at the impacts after the Rock comes on line, there is supposedly a ‘plan’ for the parking structure, he is not in ‘favor’ of it asthetically himself, but we may need it. His # is # 794-2700
- D. Report from Navy on La Playa Fuel Plume (time certain 7:30 pm)** Captain Patton gave presentation of how The Navy’s consultants had ‘identified the borders’ of the plume as it exists, that it may ‘take decades for the fuel To be removed completely from the soil.’ The Navy claims that the process has now been accelerated. Captain Patton from Naval Base Pt. Loma “has had meetings at Yacht Clubs, Town Halls, etc. anywhere where needed to get the ‘info. Out. Jeremiah Glover is his ‘go to’ guy for outreach to the community. Since 1903 the Navy has operated a fuel station there. Stores a million barrels, 42 million gallons of JP5 & diesel supports all military south of Washington, a strategic reserve for national crisis for all sectors of military & security. What happened was the ‘32-’37 steel tank’s were built on sand base & were washed out & bottoms sagging caused ribbons to pop, detecting small leaks 5 hundred million gallons of fuel/yr. was difficult. It leaked down with the water table 50’ below & new ones have probes underneath tanks, getting rid of them now. JP5 doesn’t have any carcinogenics or hazards’ . 1st priority was to keep it from getting in the bay, set up series of recovery wells deep down to pump it out for over 5 yrs. now, it progressed to the north with the different topographies. This fuel plume is ‘contained,’ it will not grow further. Entrance to base along Rosecrans with the exception of very north tip of plume off the base at one well. Doesn’t represent

any health hazard. All San Diego sewage goes along the base to the PL sewage plant, Navy's is separate. Have been in direct contact w/Regional Water Quality Control Board, City & County. Plume didn't move Downhill but parallel with shore, from ancient coastal shorelines made of sand, etc. and they are aware of Where going & how to make certain that strategy works, pumping out through trenches, using most sophisticated monitoring & experts, spending \$ to the tune of several millions a year. Being next to a residential community has given them reason to move as quickly and efficiently as possible. Take samples of ambient air & water & sent to RWQC Bd., never operating alone, no significant health hazard we've been able to identify. Plan is at RWQC Bd. for review now, looked at all types of methods to 'get it all,' the best strategy appears to be the 10' wide recovery trench on the water table, allowing us to pick up much more fuel more quickly as the main recovery method. Have to make sure trench is continual & stays there even with the 10 new tanks. Starting this summer (end) & continue til done. \$200 million dollars for reconstruction to hold same capacity (greatly reduced # of tanks). All above ground piping & advanced fueling control system. Rep. S. Davis has enabled this quickly. #1 priority, no effect on SD Bay. Risk Analysis & Site Report is at The RWQC Bd. for review. Have always done periodic sampling. Proactive & Aggressive Outreach to Community is our goal.

- E. **Nickolodean Hotel**, 650-room Theme Resort Hotel on far side of NTC Channel (at present parking lot for Airport on Harbor Dr.) Initial review & questions from community planned- *Applicant unable to Attend*

III. Action Items/Project Review: (Feb.7, 10:30 am 3115 Loma Riviera Dr.-Applicants/Questions call 665-3210) Applicants to schedule a week before to be put on the agenda.

- A. **NTC Signage.** Revised statement/letter based upon Coastal info. Monumental signs were to be avoided on Rosecrans and that proposed signage inconsistent with 99% of NTC's architecture. Letter to be written in Confirmation of bd. decisions. **M/S/C/Approved 9-0-0**
- A. **3119 Hugo**, Stricker, New, being built,-4 unit New Construction **Condo Conversion** on 5000 sf. site. RM 3-7, Plan for 6 pkg. sp. Bd. Motioned to Condition for 7th pkg. space M/S/C 5-4-1 and Motion to approve with Condition 4-5-0 Fails, Motion to Deny Project **M/S/C Denied 5-4-0**
- B. **3036 Oliphant**, Stricker, New, being built,-4 unit New Construction **Condo Conversion** on 5000 sf. site. RM 3-7, Project has 6 parking spaces. No from undergrounding utilities on site with new construction. **M/S/C 6-3-0**
- C. **807 Goldenpark.** Bothwell, RS 1-4, Addition of 1277 sf to existing home's 5618 s.f., including 3rd car garage, on 16,333 sf., hillside lot. Variance for Over height Walls. **M/S/C/Approved 9-0-0**
- D. **Tree Conservation**, Marsha Brun explained the process for tree preservation & Historic Nomination-Trees on McCall St. & Tree on San Gorgonio & Perry Streets. Motion to declare both sets as 'Significant Neighborhood Assets' **M/S/C/Approved-2 Unanimous votes: 9-0-0, 9-0-0**
- E. **3119 Carleton**, Demers, New, being built,-4 unit New Construction **Condo Conversion** on 5000 sf. site. RM 3-7, 6 parking spaces provided in plan. Waiver request from undergrounding overhead utilities. 30-ft. Height violation-*PostPoned until determination of Ht. Violation from City.*
- F. **Shoreline Plaza-G.Finley Proposal** (Liberty Station Organization) vs. Parking Lot. **M/S/C/Approved 7-0-2**
- I. **Pt. Loma Townhomes**, at former Kettenburg site, R. Wassem available for comment.
- J. **T-Mobile:** Shelly Kilbourn not present, commented that the City is still processing PLNU application & both T-Mobile and the City are preparing answers to the community's questions.

IV. Committee Reports: *Post-poned til next mo. Due to time constraints.*

- A. **Parks & Recreation** (4th Wed. 7 pm, 2830 Shelter Is. Dr.): C.Conger. Noted "for Sale:" Ave. de Portugal & Canon. Formal letter sent from PCPB to request acquisition of property by Park & Rec Dept. for Pocket Park Site to Planning & Community Investment Dept.
- B. **Midway Planning:** M. Scherer
- C. **Airport Authority/ANAC:** Conger/L.Murphy. ANAC req. to monitor of "Head to Head" flights/month
- D. **Northbay Redevelopment** (5x/yr., alt. mos. On Tues., 7:30 am Penin.Comm. Service Ctr): M.Valentine
- E. **Traffic & Transportation:** *G.Robinson*
- F. **Historical** (2nd Wed. of mo.): K.Rhodes
- G. **Neighborhood Signs:** Rhodes

V. New/Old Business: None

VI. Adjournment: Meeting adjourned at 9:35 P.M.

Respectfully submitted, Cynthia Conger, Chair (in absence of secretary)

. **Summary of Action Items/Project Review:** Jan. 18, 2007

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