

PENINSULA COMMUNITY PLANNING BOARD-MINUTES

3701 VOLTAIRE STREET, POINT LOMA LIBRARY

October 15, 2009

(www.pcpb.net)

I. Parliamentary Items – Meeting called to order by H. Kinnaird (substituting for CM) at 6:36 pm

A. Non Agenda Public Comment

William Ross, Boy Scout Troup 13 – Announced the need for volunteers in Carmel Valley to help water plants.

Joyce Summer, CCDC – Provided an update on current projects and the impact to CCDC from the loss of state income.

Kerri DeRossiers, Gage Street Median Project – Briefed those present about the neighborhood project and provided a handout regarding the proposed improvements. The item will be placed on the full Board agenda in November.

B. Approval of Agenda – Approved by **9-0-0** vote (Motion: Kaup/Schumaker)

C. Approval of Minutes – Approved without objection

D. Treasurer: N. Graham - reported \$160.00 in account and \$280.00 owed for website charges. Kaup and Graham donated to cover costs. Donations were requested for anyone interested. Checks to be payable to PCPB

E. Attendance: S. Kilbourn McGee substituting for D. Davis: Board Members

Present: S. Kilbourn McGee, J. Schumaker; D. Cohen, D. Kaup, J. Lester, N. Graham, C. Veum, S. Khalil, G. Halbert, H. Kinnaird (Excused Absent: C. Mellor, D. Davis, S. Brown, M. Hoppe, M. Sanicki)

F. Chair Report: C. Mellor – No Report Provided.

II. New/Old Business:

- A. **Stonewood Gardens 255 unit apartment building located on Midway Drive** – Brad Wiblin provided an overview of the proposal to take over, rehabilitate and re-rent the apartments at the corner of Midway Drive and W. Point Loma Blvd. The apartments would be affordable to persons/families qualifying at 80 % median income. The project requires the Housing Commission to purchase the property that is currently owned by the City of San Diego. Board concerns: Loss of tax income to the City and the City selling the property at a low point in the market. The Board requested that a representative from the Housing Commission and City Real Estate Assets Dept. staff attend the next Board meeting to answer questions about the need for affordable units to maintain HUD funding. Public members spoke about the loss of tax income to the City, concerns about selling property when the market was low and concerns expressed by the Midway Planning Group.

III. Action Items:

- A. **Diluigi Residence Coastal Development Permit** A presentation was made by Bruce Peeling. Approved by 8-0-0 vote (D. Cohen left the room during vote). Motion: Schumaker/Khalil
- B. **Eichen Residence Coastal Development Permit** A presentation was made by John Berry. Approved by 9-0-0 vote, pending acceptance by the City of outstanding cycle issues. Motion: Schumaker/Veum

IV. Committee Reports

- A. **Airport Authority, ANAC, ATAG: S. Khalil** – Provided a list of delegates to represent the community at the October 22 meeting with Senator Kehoe. The delegates include Councilman Faulconer, S. Khalil, J. Lester, C. Veum, D. Davis, J. Schumaker, Paul Grimes, William Kenton, Brittany Taylor, Tony Calabrese, Raymond Volker, Matt Kalla, Steve Schmidt, Anthony Gentile, Joel Siegfried. A motion to add the action item to the agenda as requested by S. Khalil to approve the list of delegates for the Senator Kehoe meeting was approved 9-0-0. Motion:

Halbert/Schumaker. The delegation was approved as listed by a 9-0-0 vote. Motion Kaup/Schumaker

A summary of the meeting with Congresswoman Susan Davis was provided. Issues discussed at the meeting included alternate locations and BRACC involvement. Congresswoman Davis indicated that San Diego will see an increase in base operations not a decrease in the future. Also discussed were issues with the FAA and mitigating noise by maintaining the approved headings. Ms. Davis agreed to address that issue.

The Committee will bring the same issues to Senator Kehoe including the lack of objectivity between the Airport Authority's roles to both govern the airport operations and as the Airport Land Use Commission.

The next Committee meeting will occur on Friday October 30, 2009 from 12:00 – 1:30 pm at Liberty Station.

- B. Parks and Rec: H. Kinnaird** – Reported that a meeting had been held during the month.
- C. Project Review: Shelly Kilbourn McGee** – Reported the projects review and actions from the previous meeting and indicated that the Point Loma Summit project had not yet been scheduled to return to the PRC.
- D. B U Digester Gas (Ad Hoc): D. Davis** – No report in D. Davis' absence.
- E. Traffic and Transportation: G. Halbert** – Discussed the concerns received from residents about the traffic increases on Liggett due to the restricted left turns on Del Mar. Announced the October 19, 2009 Rosecrans Workshop Group meeting to review consultants.
- F. By Laws (Ad Hoc): J. Lester** – Tony Kempton indicated that the City expected them to be approved by the City Attorney and adopted in time for the March elections.
- G. Midway Planning: D. Kaup** – Reported the planned \$2.5 million upgrade to the Sports Arena property and the YMCA project to construct a gym to be shared with Corriea Junior High School. The Midway Planning Group's position on the Stonewood Gardens project, the Hazard Center Redevelopment project and the crackdown on medical marijuana shops was provided.
- H. Environment: D. Cohen** – Discussed three current Navy projects 1) Tank Removal; 2) Pipeline reconstruction, and 3) Upgrade of facilities to reduce energy usage. The formation of a Citizens Advisory Group to address base funds was announced. The Committee will be selected and formed this month. To track fuel activities, go to website www.plfuel.com
- I. North Bay Planning/Development: J. Lester** – Information regarding an 89 unit housing project and the WMCA Gym expansion was provided. Mr. Lester resigned as the Board representative. He will be on the Redevelopment Board as a property owner. Ms. Graham is willing to be the Board representative, but may have a conflict of interest. The discussion of Ms. Graham as Mr. Lester's replacement was tabled pending clearance of the potential conflict of interest issues.
- J. Election Committee, (Ad Hoc):** No Report.
- K. P3-Point Loma People for Progress: H. Kinnaird** – The opening of the NTC Park is expected in early December 2009. A tour to visit the SDSU Water Quality Lab was announced for October 28, 2009 at 5:30 pm.
- L. Community Plan, (AdHoc) N. Graham & C. Veum** – No report.

V. Government Reports/Public Communications:

- A. Council District II: M. Awbrey** - Information was provided regarding the rejection of the planned pension increase for the Water Authority. The first meeting of the Medical Marijuana Task Force occurred on October 9, 2009. The task force will establish land use regulations to limit the locations of dispensaries. Councilman

Faulconer is participating in weekly meetings with SDG&E to discuss the plans to place methane gas in underground lines.

- B. **City Planning: Staff, Tony Kempton** — The dome house on Sterne Street was discussed. The property is not located in the Coastal Zone and therefore did not require any discretionary review. Mr. Kempton will provide information regarding the Neighborhood Code Compliance complaint against the Starbucks/Juice It Up building on Rosecrans Street.

VI. Adjournment: 8:40 pm

Next PCPB regular meeting 3701 Voltaire November 19, 2009 at 6:30 PM at Point Loma Library

Airport noise complaint phone 619 400-2799
Neighborhood Code compliance 619 236-5500

Final v.4 - Nov 18, 2009