

**Peninsula Community Planning Board Minutes**  
**November 18, 2010**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

Meeting called to order by Chair C. Mellor approx. 6:36pm with Pledge of Allegiance

**A. Non Agenda Public Comment**

- Jay Shumaker – provided a computerized presentation which cautioned against proposed changes to the western entrance to Balboa Park's Laurel Street / Cabrillo Bridge & Plaza De Panama areas and near-by parking areas versus the historical alignments as originally designed.
  - Suhail Khalil – commented on what he had heard regarding why the airport is pursuing the acquisition of the Midway Post Office and its possible re-use as a cargo processing & distribution center for cargo tenants in conjunction with the north side expansion of the airport cargo facilities.
  - Josh Richman – commented on autos using Poinsettia Dr. and Leland St. as a short-cut to Midway Dr and Sports Arena Blvd. (especially the stretch of Poinsettia Dr. between Oleander Dr. and Leland St.) and how dangerous it can get, noting that his dog had been hit and killed on that stretch of road 2 weeks prior. Mr. Richman requested support to raise awareness of these issues – and it was suggested that he prepare a letter to present to the Board for which formal PCPB support could be sought. Mr. Richman indicated that he would take that strategy.
- B. **Approval of Agenda** – After noting that an item regarding the PCPB By-Laws would be added to the Action Items, the agenda was approved with no objections.
- C. **Approval of Minutes** – The version 2 draft of the minutes to the October 21, 2010 PCPB meeting was approved with no objections.
- D. **Treasurer** – N. Graham noted that \$255.00 would soon be disbursed for the PCPB web site maintenance, which should leave the account balance in the neighborhood of \$173.67 after the bill is paid.
- E. **Attendance** – Board Members Present: C. Mellor, H. Kinnaird, J. Gott, N. Graham, D. Kaup, J. Lester, S. Khalil, P. Clark, and J. Shumaker. Excused Absences: C. Veum, S. Brown, S. Kilbourn-McGee, D. Cohen, R. MacCulloch, and G. Page.  
Community Attendance – see sign-in sheet.
- F. **Chair Report** – Nothing to note other than the addition of the By-Laws presentation.

**III. New/Old Business**

- A. **Water Main Replacement Project 933M** – Louis Chard & Alex Angeles – gave presentation on the replacement of the water main on Golden Park Ave between Bangor and Lucinda streets. Construction activities are scheduled to begin in June 2011 and are estimated to complete by October 2011. For more info: [www.sandiego.gov/engineering-cip](http://www.sandiego.gov/engineering-cip) or phone (619) 533-4207.
- B. **SDCRAA Presentations: Northside Improvements, Final SEIR & Airport Master Plan Mitigation measures** – Ted Anasis – provided an update on the Northside improvements; questions were asked and discussions ensued. It was noted that public comments on the draft SEIR will be due by January 4, 2011. A presentation on the Air Quality Management Plan by Bret Caldwell was tabled due to time constraints. A hardcopy of his presentation was handed out for information, and it was agreed that representatives from SDCRAA will come back to a future PCPB meeting to make their presentation on the AQMP.

**II. Action Items:** (note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Election Committee** – At the suggestion of C. Mellor, J. Shumaker made a motion that Nominating Committee and the Election Committee be comprised of H. Kinnaird, J. Gott, S. Kilbourn-McGee, S. Khalil and P. Clark. After a discussion, the motion was unanimously approved MSP (8 HK, JG, NG, DK, JL, SK, PC, JS) – (0) – (0).
- B. **Corner Place Restaurant Coastal Development Permit** – Dan Johnston – presented a request for the Corner Restaurant located on the north-east corner of Rosecrans & Garrison streets allowing for the demolition of an outbuilding and the construction of a kitchen addition for the new restaurant. Questions were asked and a discussion ensued with some focus on whether removal of a billboard on the property could also be addressed in the PCPB position. S. Khalil requested a friendly amendment to also look into the billboard on the property was moved and voted upon, but did not pass. A motion by D. Kaup to approve the request as initially stated was approved MSP (5 HK, JG, NG, DK, JL) – (2 PC, JS) – (1 SK – felt billboard removal should have been addressed).
- C. **KSAN Audit request to Senator Christine Kehoe (State Legislative Audit Committee member)** – S. Khalil presented a letter to be sent to State Senator Kehoe to support the request to audit SDIA's compliance with Title 21 Variance. After a discussion and some revisions to the letter, a motion by D. Kaup to approve the letter was approved MSP (8 HK, JG, NG, DK, JL, SK, PC, JS) – (0) – (0).

- D. **By Laws Modification** – J. Lester noted that earlier on Thursday, November 18, 2010, Tony Kempton had advised that the updated PCPB By Laws finally had been docketed for City Council consideration on Monday, November 29, 2010. Additionally, Tony Kempton had noted that there were four new areas where previously proposed deviations from the shell language were now considered problematic by the City Attorney. Tony asked if it was possible to run these past the PCPB at that evening’s PCPB meeting so that the issues could be presented and, if possible, changes could be approved so as to not disrupt the scheduled docketing of the By Laws for the upcoming City Council meeting. The four areas and proposed changes were:
- a. **Article IV, Sec. 1: Remove reference to “unexcused” absences.**
  - b. **Article VI, Sec. 1: Add original language from Shell Document as it relates to the Brown Act** – to include the sentence: “However, all substantive discussions about agenda items or possible board positions on agenda items shall occur at noticed planning board meetings.”
  - c. **Article VI, Sec. 2, (d) (iv): Remove references to City being totally responsible for storage of Planning Board records** – so that it stated “... City staff will establish a records retention plan and schedule. City will devise a method for collection and storage of materials that will be utilized by all Planning Boards.”
  - d. **Article VIII, Sec. 1 (c): Eliminate reference to using local news paper for advising agenda for project meetings** – so that it states “Meeting agendas will be noticed at least 72 hours prior to the meeting by public notice posted at a place freely accessible to members of the public and on the PCPB website.”

After a discussion, a motion by H. Kinnaird to approve the suggested changes was approved MSP (8 HK, JG, NG, DK, JL, SK, PC, JS) – (0) – (0).

#### IV. Subcommittee Reports

- A. Community Plan (Ad Hoc): N. Graham – no change; still waiting for response from Councilman Faulconer to the request for funding for the Peninsula Community Plan update.
- B. Form Based Planning: J. Shumaker – the students at the New School of Architecture & Design will not be available until next summer, at the earliest; also the architects who helped develop the San Marcos Form Based Plan have offered to share insights with the PCPB.
- C. Parks and Rec: P. Clark – no report beyond noting the Balboa Park issues (as previously presented by J. Shumaker under Non-Agenda Public Comment) and that the subcommittee wanted to prepare correspondence objecting to the current proposals. A discussion ensued as to whether or not this was something that the subcommittee should be reviewing and opining upon (Balboa Park is not in the Peninsula Community *versus* it is a public park enjoyed by all citizens, including Peninsula Community residents). No formal position was taken.
- D. NTC Precise Plan (Ad Hoc): noted that the reason for forming this Ad Hoc committee no longer exists, and thus the subcommittee will be removed from future agendas until such time as a need resurfaces.
- E. Project Review: S. Kilbourn-McGee not in attendance; no report provided.
- F. Airport: S. Khalil – noted the Ad Hoc Technical Advisory committee (who prepared the correspondence noted above under Action Item “C”) will look at the airport SEIR so that a subcommittee position may be presented to the PCPB at the December 2010 meeting; also, will look into requesting Kevin Faulconer request that someone other than Tony Young be the Mayor’s representative on the San Diego County Regional Airport Authority.
- G. Traffic and Transportation: S. Brown not present; no report provided
- H. By Laws (Ad Hoc): J. Lester – issues already addressed above.
- I. North Bay Community Planning (fka: Midway Planning): D. Kaup – due to work demands, Phil Pace was replaced on that planning group by Joe Scailone; regarding addition of bike lane on India Street / Kettner Blvd, vote was 8-0 for NO support; vote was 8-0 YES for continued operation of AT&T wireless communication facility at Sports Arena; vote was 8-0 YES for new signage changes for the Sports Arena Plaza (where Target & Home Depot are located); and planning group discussed (no vote needed) support of the renovation of the median on sports Arena Blvd between East Ave and Sports Arena Plaza Driveway (near Chili’s Restaurant) and that the color of the median should be similar to that used for the median on Rosecrans.
- J. Environment/Water: J. Gott moved that the PCPB support the addition of Jim Peugh to the subcommittee and after a brief discussion, the motion was approved MSP (8 HK, JG, NG, DK, JL, SK, PC, JS) – (0) – (0); Gott also noted that the subcommittee had agreed upon a mission statement (to be displayed on the subcommittee web page); areas of focus determined by the subcommittee included Water Management, Climate Change, Energy, Infrastructure and Water Delivery Systems, Natural Resources and land use Management, and Ecosystems & Interconnectivity; at the November meeting, Ms. Jo Ellen Jacoby from SD Public Utilities Department provided an excellent power point presentation on Energy Efficiency and Water Conservation and that plans are to have Ms. Libby Day speak at the December meeting.
- K. North Bay Planning/Development: D. Cohen not present; no report provided.
- L. P3-Point Loma People for Progress: P. Clark – last meeting had been cancelled.

**V. Government Reports/Public Communications:**

- A. Council District II: Matt Awbrey – regarding the City budget – Kevin Faulconer has made a commitment to not cut police or fire officers (public safety), but will support outsourcing of areas including IT support and the Miramar Landfill; the Winter Homeless Shelter has been approved for 1625 Newton Ave (near the Barrio Logan); and additionally – with regard to the PCPB’s updated By Laws – they will be presented on Monday, November 29, 2010 as item #200 (the 3<sup>rd</sup> item on the agenda) – Councilman Faulconer will support the updated By Laws.
- B. City Planning: Tony Kempton – not in attendance, no report.

**VI. Adjournment: 8:55 pm**

Next PCPB regular meeting 3701 Voltaire **December 16, 2010** at 6:30 PM Pt. Loma Hervey Library.

**Airport Noise Compliance 619-400-2799**  
**Neighborhood Code Compliance 619-236-5500**

FINAL (as amended): December 16, 2010