

**Peninsula Community Planning Board Minutes**  
**January 20, 2011**  
**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**

- Jim Gilhooly – expressed a series of questions regarding the upcoming elections for the PCPB; H. Kinnaird was provided the list of questions and noted she would address later in the meeting under committee reports.
- Jarvis Ross – discussed the turnover of the former Naval Training Center to the City and expressed that project oversight of that project was transferred to the PCPB and he encouraged the PCPB to take an active role in such oversight. Of especial note, the parking garage which was supposed to have been built near the Rock Church.
- John Gott – shared information on the Restoration Advisory Board (RAB) to the Naval Base Point Loma (NBPL), noting that RAB meetings are open to the public. Meetings are held on the 3<sup>rd</sup> Wednesday, every other month (bimonthly); the next meeting will be at 6:00 pm, March 16, 2011 at the Southwestern Yacht Club, 2702 Qualtrough St., 92106. Additionally, preceding the 6:00 pm RAB meeting will be a 5:00 meeting of the NBPL Community Liaison Group (CLG), open to the public, where Captain Marconi (Commander NBPL) will discuss other projects on the Base, including projects to replace the fuel tanks.

B. **Approval of Agenda** – Approved with no objections.

C. **Approval of Minutes** – the minutes to the December 16, 2010 PCPB meeting were approved with no objections.

D. **Treasurer** – N. Graham reported that the account balance remains at \$173.67.

E. **Attendance** – Board Members Present: C. Mellor, H. Kinnaird, C. Veum, J. Gott, N. Graham, D. Kaup, S. Kilbourn-McGee, S. Khalil, P. Clark, and J. Shumaker. Absent: S. Brown, J. Lester, D. Cohen, R. MacCulloch, and G. Page.  
Community Attendance – see sign-in sheet.

F. **Chair Report** – Noted the stamped and City recorded revised PCPB By Laws have been received back from the City and they are now posted on the PCPB web site.

**III. New/Old Business**

A. **Water Group 914 Project Status Presentation** – Roberto Vejar-Parra, Project Engineer, provided a presentation on a \$6.55 million water main replacement project serving the communities of the Peninsula and Ocean Beach (on several streets between Point Loma Ave. to the south, Narragansett Ave. to the north, Cable St. to the west, and Catalina Blvd. to the east). The project will also include two new pressure regulator stations on Orchard Ave. and Coronado Ave – both near the Froude St. intersections. Construction is anticipated to begin in Sept. 2012 and take approximately 14 months to complete.

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

A. **Point Loma Nazarene University Conditional Use Permit Review** – Joe Watkins – before Mr. Watkins provided his presentation, S. Kilbourn-McGee noted that a December 2010 Project Review subcommittee vote on the topic had been 4-0 to approve, but that was prior to the Development Services Department issuance of their Assessment Letter, so the subcommittee was going to again review in January, but at the January Project Review subcommittee meeting, there was not a quorum, so there is no updated vote. Mr. Watkins then noted the assessment letter had been received and stated that PLNU has attempted to address the issues noted and that they try to work with the neighbors on an ongoing basis. Many questions were asked and discussions ensued. A motion by S. Kilbourn-McGee to recommend support of the 5-year review of the Conditional Use Permit was approved MSP (9 HK, CV, JG, NG, DK, SKM, SK, PC, JS) – (0) – (0).

B. **PCPB Airport Committee** – CONTINUED ITEM – S. Khalil and N. Graham presented a revised letter commenting on the Draft Supplemental EIR on the Airport Master Plan which they proposed would be sent by the PCPB to the SDCRAA regarding the North Side Improvements. Questions were asked and discussions ensued after which a motion by S. Kilbourn-McGee to approve the comments on the Draft Supplemental EIR on the Airport Master Plan (with typos corrected) was approved MSP (8 HK, CV, JG, NG, DK, SKM, SK, PC) – (1 JS) – (0).

**IV. Subcommittee Reports**

A. Election subcommittee (Ad Hoc): H. Kinnaird – noted that the subcommittee had met and that the Beacon had been notified too.

B. By Laws (Ad Hoc): J. Lester – no report / not present.

- C. Form Based Planning: J Shumaker – noted that student helpers were out during the Winter/December school break, so no new progress to report.
- D. Parks and Rec: P. Clark – nothing to report.
- E. Project Review: S. Kilbourn-McGee – noted that the next Project Review meeting will be Tuesday, Feb. 1, 2011.
- F. Airport: S. Khalil – noted there will be a Land Use Planning Meeting / Open House at Courtyard by Marriott (2592 Laning Rd, 92106) from 5:00 – 8:00 pm on Jan. 25, 2011 for the Airport Authority to kick off planning and public involvement. Also there will be a Regional Aviation Strategic Plan meeting on Jan. 26, 2011; additional information available on the subcommittee's web page. The Ad Hoc Airport Audit committee (to the Airport subcommittee) plans on meeting with State Senator Kehoe's office next week to discuss alternative flight tracking systems and to provide additional information to give to the State's Audit Committee.
- G. Traffic and Transportation: S. Brown – not present; no report.
- H. North Bay Community Planning (fka: Midway Planning): D. Kaup – Re: sale of Midway Post Office – it was reported that the federal government is in no rush to sell, preferring to maximize ultimate sale price; noted Jan 25<sup>th</sup> Airport Authority land use planning meeting also noted above under the Airport subcommittee report; 85 housing units are planned to go up on 1847 Hancock St near the Mission Brewery; and on March 16<sup>th</sup>, the NBCPG will elect 4 new board members – location of elections to be announced next month.
- I. Environment/Water: J. Gott – noted that Dan Richter, graduate student at the Scripps Institution of Oceanography provided an informative presentation on the topic of Climate Change at the January meeting. Next meeting Feb. 14, 2011 (2<sup>nd</sup> Monday of the month).
- J. North Bay Planning/Development: D. Cohen – not present; no report provided.
- K. P3-Point Loma People for Progress: P. Clark – Noted that last month's meeting had been cancelled.

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

- A. Council District II: No representative present; no report
- B. City Planning: Tony Kempton – not in attendance, no report.

#### **VI. Adjournment: 8:08 pm**

Next PCPB regular meeting 3701 Voltaire **February 17, 2010** at 6:30 PM Pt. Loma Hervey Library.

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

Prepared by: John Gott, Secretary  
FINAL: February 17, 2011