

**Peninsula Community Planning Board Minutes**  
**July 21, 2011**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

Meeting called to order by Chair S. Khalil approx. 6:44 pm with Pledge of Allegiance

(note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Approval of Agenda** –G. Page i) requested that in order to save time, that the Chair move three of his Chair Report items to when those topics would be discussed later in the meeting, ii) noted that the use of a Consent Agenda was new to the PCPB and objected to its use for tonight’s agenda, iii) noted that while the Board appreciates the Information Items on the agenda, that the Action Items (and the people who have come to present those items) should take precedent and that Information Items should be moved to after the subcommittee reports, iv) again noted that all Community Members on the PCPB subcommittees should be approved by the Board and he did not see that on the agenda, and v) requested that a Procedural Matters Discussion be added to the end of the agenda to discuss several topics that he wished the Board to discuss. J. Shumaker noted that he believed that any person from the audience or the Board could remove an item from the Consent Agenda by objecting and Mr. Page noted that he would do so at that portion of the meeting. The Chair noted that with respect to the Information Items being moved to the front portion of the agenda, it was done in large part because our District 2 City Councilman Kevin Faulconer would be speaking tonight, and that his schedule required that he leave the meeting by 7:15 pm, so that change was being made to accommodate the Councilman’s schedule. Separately, J. Gott noted that the phone numbers for the Airport Noise Compliance and the Neighborhood Code Compliance, which, historically, had been included at the bottom of the Agenda, had not been included this month and requested that they be re-inserted into the Agenda on a go-forward basis; the Chair noted that both those numbers are available on the Board’s web site, but that he would include them going forward. The Agenda was then approved with no objections.
- B. **Attendance** – Board Members Present: S. Khalil, R. Michael, J. Gott, C. Veum, P. Clark, G. Page, J. Ross, J. Shumaker, N. Allenby, P. Nystrom, M. Ryan, and P. Webb. Absent: H. Kinnaird, N. Graham, and A. Jones. Community Attendance – see sign-in sheet posted on PCPB web site.
- B. **Approval of Minutes** – the minutes to the PCPB meeting on June 16, 2011 PCPB were presented by J. Gott for Board approval. A motion by P. Webb to approve the minutes, was seconded and they were approved MSP (11 RM, JG, CV, PC, GP, JR, JS, NA, PN, MR, PW) – (0) – (0).
- D. **Treasurer** – N. Graham was not in attendance and no report was given.

**I. Information Items:**

- A. **Councilman Kevin Faluconer’s community updates:** San Diego City District 2 Councilman Kevin Faulconer made a presentation which started by him thanking the Board and the public in attendance for participating in our Community. He then noted that the City Redistricting Commission is moving towards a “final” proposed map which will not split the Peninsula (and Ocean Beach) communities into two separate districts, but rather redraw District 2 to include the Peninsula, Ocean Beach, Mission Beach & Bay, Pacific Beach, the Midway area and western portions of Linda Vista and Clairemont Mesa; the Final Proposal should be out within the next couple of weeks. Mr. Faulconer then introduced Michael Patton, representative and policy advisor to Mr. Faulconer for the Peninsula, Midway/North Bay, and Ocean Beach communities. He noted that the free Summer Concert Series has begun for 2011 and encouraged everyone to attend the concerts at the Point Loma Little League field / Point Loma Park. With respect to the SANDAG RTP 2050 plan, he noted that the missing I-8 / I-5 interconnects were still a need for the Community and that both “transit” and “mass transit” be prioritized on a balanced basis as the 2050 plan progresses. With respect to the Sunset Cliffs Natural Park, drainage remains a major issue and focus which he continues to support. With regard to moving forward with a full update of the Peninsula Community Plan update, funding in the current environment will be difficult to obtain. And finally, he thanked the public for supporting to keep all community libraries open as a resource to the communities. Questions were asked and observations made, and a discussion ensued. Two items of note were that another community of San Diego was pursuing the use of Redevelopment Funds to update their Community Plan and Mr. Faulconer said that would be worth looking into, and with regard to the jet fuel pipeline that runs from Naval Base Point Loma to the Marine Corp Air Station Miramar, he too was concerned with its age and condition and was supporting working with the Navy to address and advise the community as to its condition and plans for future use. S. Khalil requested support from Kevin Faulconer’s Office for PCPB’s efforts to bring forth a collaborative approach to solving SCNP Comprehensive Drainage Study issues that would require all City Water/Sewer/Park departments and stakeholders (PCPB/PLNU) to be involved. Mr. Faulconer stated he would support this effort.

## **I. Parliamentary items:**

### **E. Non Agenda Public Comment –**

**Julia Quinn** - commented that the new seating arrangement for the PCPB meeting made it difficult for the audience to see the projection screen. A discussion ensued with it noted that the arrangement may also have been less desirable from a fire safety perspective. The Chair noted that the rearrangement was a work in progress and that these comments would be taken into consideration for the next meeting.

## **II. Consent Agenda Items:**

G. Page requested that all three Consent Agenda Items on the Agenda be moved to Action Items. The Chair acknowledged the request.

## **I. Information Items:**

- B. San Diego Regional Airport Authority** - Ted Anasis, Manager of Airport Planning, San Diego Regional Airport Authority provided an update on “The Green Build” airport construction project; the steel framing for Terminal 2 has now been completed, the parking apron for planes for Terminal 2 has been installed; construction of the 2-level roadway (separating arrivals from departures) has started; a new blast fence has been constructed; a temporary parking lot has been established; and the Terminal 2 baggage system has been submitted for approval. Preconditioned air systems will be installed at the new gates, 50 electrical vehicle charging stations will be installed in the parking and exterior areas of the airport, and a new “Car 2 Go” program is expected to be accommodated. Separately, the Northside Improvements project is still in the EIR process and they are analyzing design options; when the final EIR is produced, a copy will be made available. With regard to the Noise Monitoring System (on the Agenda), Dan Frazee will speak on that topic at the next PCPB meeting in August. During the presentation and after, questions were asked and discussions ensued.

## **IV. Subcommittee Presentations:**

- A. Form Base (Long Range Planning) – J. Shumaker – noted that the subcommittee has received assistance from the New School of Architecture which has established a Summer Session Program for two of its students (John Martinez and Kyle Peterson) where the students will work on a project to work with members from the community to develop a long range vision for the community. Next steps will include arranging meetings to obtain community input. John Martinez was in attendance and introduced himself.

## **I. Information Items:**

- D. **H2O Futures** – Ned Daugherty and Tershia d’Elgin presented an overview of an array of water conservation and water re-use projects and strategies that have been developed and implemented around the globe. Projects used untreated sea water, brackish water and also moderately treated waste water to develop and produce aquaculture, agriculture and various staged cleaner and clean water. They have received notice from the California Coastal Commission that they are approved for a \$50,000 grant to demonstrate such systems, and they have identified a potential site on the east side of the NTC Boat Channel where there is also proximity to the USGS San Diego Hydrogeology Project Office and also the SDSU Coastal Waters Laboratory as well as one of San Diego Wastewater’s Pump Stations. The project would be intended to be an educational “waterhood park” where the public would be encouraged to walk through the park/project. Questions were asked and discussions ensued.
- C. **San Diego County Taxpayer’s Association – redistricting map** – no representative was present and no presentation was given.

## **IV. Subcommittee Presentations:**

- B. Parks & Recreation – Mike Ryan – noted that Building 619 at Liberty Station will be part of planned pool complex (the Aquatic Complex is still in the design phase); ground squirrels have returned along the boat channel at Liberty Station; at Dusty Rhodes Dog Park, there is no gate between the “large dog” and “small dog” zones – Mr. Ryan phoned a fence builder who indicated it would run approximately \$500 to install a gate; also there have been some discussions about turning the USS Recruit (former training ship on the NTC property) over to Parks and Recreation or to create a non-profit organization to acquire the structure (and hopefully restore it).

## II. Consent Agenda / Action Items (now, all Action Items):

- A. **Sunset Cliffs Hillside Park Project #236548:** Joseph Diab, Project Manager City of San Diego, Joe Esposito, Consultant w/ Estrada Land Planning and Ali Darvishi, Chief Engineer, City of San Diego, all provided input into phased improvements planned for the “Hillside Section” of the Park, including discussions on phases and strategies for addressing drainage and types of native vegetation, strategies to provide signage, and also cable “fencing” to keep visitors on the trails. It was noted that the PCPB Project Review subcommittee had voted 6-0-0 to support the project. Significant questions were asked and a full discussion ensued. For more information on the Sunset Cliffs Natural Park (SCNP) and its Master Plan – see [www.sunsetcliffs.info](http://www.sunsetcliffs.info). A motion by P. Webb to recommend approval and implementation of the Coastal Development Permit (CDP) and the Site Development Permit (SDP) while the PCPB concurrently works collaboratively with the SCNP Committee and cooperatively with the Point Loma Nazarene University to address and resolve drainage concerns was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- B. **AT&T Rosecrans LTE Substantial Conformance Review / CUP 3276 Rosecrans:** Kerrigan Deihl presented the request to use the 12 existing cell antennas mounts (with 6 currently in use) to install 12 newer generation technology antennas. C. Veum noted that the Project Review subcommittee had voted 3-0-1 to approve the request. After a discussion, a motion by R. Michael to approve the project / request was approved MSP (10 RM, JG, CV, PC, JR, JS, NA, PN, MR, PW) – (1 GP) – (0).
- C. **Rosecrans Starbuck’s Zoning Violation:** John Alpert, Design Manager for Starbuck’s presented the history regarding the construction of the windows facing Rosecrans and Carleton Streets, and the limitations to converting those windows into fully transparent views into the Starbuck’s establishment. Mr. Alpert noted that projected costs to redesign the coffee shop to be fully compliant would make the location unsuccessful. Therefore, initially, Starbucks had proposed installing window coverings that were predominantly Starbuck’s branding images – but that proposal was not received positively, so they developed new graphics with a collage of local images (provided by the Portuguese Historical Center and JVA Art Group) that would be installed on the exterior of the windows. Discussion ensued, with it being noted as to if the currently proposed solution would be less subject to weather and vandalism if the images were installed on the interior of the windows, but Mr. Alpert noted that some of the windows were not accessible from the inside, and thus that would not be possible. C. Veum noted that the Project Review Subcommittee had reviewed the proposal and had voted 4-0-0 to approve subject to a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues. A motion by N. Allenby to approve the proposal subject to the same conditions noted by the Project Review Subcommittee (i.e.: receipt of a letter from the City (preferably the Zoning Administrator Bob Vacci) 1) stating what the City considers a satisfactory resolution of the issue, and 2) confirming that there are no other open issues) was approved MSP (10 RM, JG, CV, PC, GP, JS, NA, PN, MR, PW) – (1 JR) – (0).
- D. **Sunset Cliffs Natural Park Ad Hoc Subcommittee (per Agenda: “III Action Item b”):** The Chair suggested the formation of an Ad Hoc Subcommittee to review issues and recommendations regarding the Sunset Cliffs Natural Park as a PCPB Ad Hoc subcommittee & an adjunct to the Environment / Water Subcommittee. SCNP Ad Hoc Subcommittee members recommended were Norm Allenby (Chair), Paul Webb, Suhail Khalil (ex-officio), and from the community, Craig Barilotti, Camilla Ingram, Ann Swanson and Ned Daugherty. The formation of the SCNP Ad Hoc subcommittee and the composition was approved without any opposition.
- E. **PCPB Traffic & Transportation Subcommittee request (per Agenda: “III Action Item a”):** P. Nystrom, Chair of the subcommittee noted that comments on the City’s Smart Growth Concept Map could be provided to Tait Galloway, Senior Planner for the City of San Diego by August 1, 2011. It was noted that the Rosecrans corridor was currently showing as “mixed use transit corridor” and it did not include Liberty Station in the area. After a good deal of discussion, a motion by J. Shumaker that the land use designation for the area extending down from Talbot north to Lytton be designated as a commercial town center rather than as a mixed use transit corridor was approved MSP (9 RM, JG, CV, PC, JS, NA, PN, MR, PW) – (2 GP, JR) – (0). Additionally, P. Nystrom noted that community member Anthony (Tony) Reid, Ministry Leader with the Rock Church Parking Ministry, was interested in joining the PCPB Traffic and Transportation Subcommittee. Mr. Reid introduced himself and provided a bit of his background and interest in joining the subcommittee. Mr. Reid’s addition to the subcommittee was approved without any objection.

There being no more time left for additional items on the agenda, the meeting was adjourned.

## V. Adjournment: 9:45 pm

Next PCPB monthly meeting 3701 Voltaire **August 18, 2011** 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: August 18, 2011