

**Peninsula Community Planning Board Minutes**  
**September 15, 2011**  
**Meeting Room Pt. Loma Library**

**1. Parliamentary items:**

Meeting called to order by First Vice Chair H. Kinnaird approx. 6:30 pm with Pledge of Allegiance

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

- A. **Approval of Agenda** – A. Jones moved to add an item regarding Balboa Park; no objections were made and the agenda was approved as modified.
- B. **Attendance** – Board Members Present: H. Kinnaird, R. Michael, J. Gott, C. Veum, P. Clark, G. Page, J. Ross, J. Shumaker, N. Allenby, A. Jones, P. Nystrom, M. Ryan, and P. Webb. Absent: N. Graham.  
Community Attendance – see sign-in sheet posted on PCPB web site.  
**Approval of Minutes** – The minutes to the PCPB meeting on August 18, 2011 were presented by J. Gott for Board approval. The minutes were unanimously approved without objection.
- C. **Treasurer** – N. Graham not present and thus, no report given.
- D. **Acting Chair's Report** – H. Kinnaird provided up updates on a) the most recent CPC meeting; b) noted that a letter had been sent to Councilman K. Falconer requesting funding for the PCPB's operations (including web site); c) noted that a P.O. Box had been established for the PCPB correspondence; and noted correspondence (approved at the August PCPB meeting) had been sent to Mayor Sanders regarding support of a feasibility study for the Water-Wise Park.
- E. **Non Agenda Public Comment** – 1) Jarvis Ross commented upon an article in the Reader by Don Bauder regarding a book *Paradise Plundered* and blight in some San Diego districts; 2) John Ziebarth, an AIA Representative on the Airport Technical Advisory Group for Land Use Planning for Urban, Suburban and Rural Airports in San Diego commented on SAN's proposal for revising and expanding the Airspace Factor Boundary (over-flight & air space protection zones) to an area that would pose conflicts with long established areas of San Diego. Mr. Ziebarth handed out a motion he requested could be proposed at a later date which would request that the Airport Land Use Commission direct staff to amend the policy for Airspace Protection regarding hazards including bird attractants, distracting and confusing lights, sources of glare, dust, water vapor, smoke, sources of thermal plumes, and sources of electromagnetic interferences and that those policies should be applied to Threshold Siting Surfaces (TSS) and NOT to the entire Part 77 Imaginary Surfaces and Terps.; 3) Jim Gilhooly inquired as to why there was no item on the agenda for the Naval Base Point Loma jet fuel correspondence; and 4) Ashley Simmons, who works in Councilman Carl DeMaio's office, handed out a flyer for a smart phone app, San Diego 311 and also provided her email contact information: [AMSimmmons@SanDiego.gov](mailto:AMSimmmons@SanDiego.gov).

**I. Information Items:**

- A. **USS Recruit @ Liberty Station project update** – Lieutenant Commander Scott Oram noted that he was NOT speaking on behalf of the Navy, but rather on behalf of the US Naval Sea Cadet Corps program for youth ages 11 to 17, which has 14 drilling units throughout the region (with the Point Loma unit having been merged into the Lakeside Unit). LCDR Oram described a plan to incorporate a community based non-profit organization to be known as the USS Recruit Conservancy that would partner with NSCC to restore, preserve, develop and utilize the USS Recruit at Liberty Station as a training facility for the Naval Sea Cadets and San Diego youth. Many questions were asked, a discussion ensued and general support was expressed.
- B. **San Diego Airport Noise Monitoring Program** – Dan Frazee of the airport's noise mitigation office was not in attendance, so this item was tabled for a future meeting.
- C. **Form Based Code "Foundation" thinking** – Kyle Peterson and John Martinez (fourth year architectural students from the downtown New School of Architecture) were not able to make the meeting, so no presentation given.
- D. **Balboa Park** – Jarvis Ross made an appeal that this item be added to the agenda so as to generate support for the "SOHO Plan" – which would remove parking from the Plaza de Panama, but not create a new by-pass, with no new parking structure built. John Ziebarth suggested that people should wait for the completed EIR and all options being offered before taking a position. Bruce Coons noted that there is no "formal" SOHO Plan, and added comments noting that the City Council has requested input from all planning groups and waiting for an EIR may be too late for effective input. An alternative strategy would be for the PCPB to take a position on specific aspects like "no by-pass" and "no new parking structure", etc. Other comments and discussion ensued and a suggestion to have a community forum on the issue was suggested, or alternatively, significant time allocated at the next PCPB meeting.

**II. Action Items:**

- A. **Acceptance of Suhail Khalil's resignation letter** – H. Kinnard was asked to read the resignation email dated Thurs., August 18, 2011 from Mr. Khalil. A motion by A. Jones to accept Mr. Khalil's resignation was seconded and approved MSP (11 RM, JG, CV, PC, GP, JR, JS, AJ, PN, MR, PW) – (1 NA) – (0).

- B. **Kelly residence – 556 Tarento Drive request for Coastal Development Permit** – A. Jones provided the board with a recap of the Project Review analysis and unanimous vote to approve. Katie and Dylan Kelly presented their request for approval. Questions were asked and the Kelly’s provided their assurances that the modifications were only for personal use (and not for a “mini-dorm”). A discussion ensued and a motion by J. Ross to approve the request as presented was seconded and approved MSP (11 RM, JG, CV, PC, JR, JS, NA, AJ, PN, MR, PW) – (1 GP) – (0).
- C. **Chateau Beau Soleil – 889 Sunset Cliffs Blvd. request for Coastal Development Permit** – A. Jones provided the board with a recap of the Project Review analysis, including concerns discussed regarding subterranean parking and whether the project fit the characteristics of the neighborhood and the PR vote of 4-1-0 to approve with the dissent being regarding architecture. Steve Lombardi then presented on behalf of the applicant. Numerous comments were made and questions asked, after which a motion by P. Webb to approve the project as presented was seconded and approved MSP (9 RM, JG, CV, GP, NA, AJ, PN, MR, PW) – (1 JS) – (2 PC – not enough information, JR – could not decide).
- D. **Point Loma Summit – 414 La Crescentia Drive request for a Site Development Permit, Vesting Tentative Map, and Coastal Development Permit** – A. Jones provided the board with a recap of the issues discussed in the Project Review subcommittee meeting including the proposal had been reduced to 3 total lots (including 1 existing (Jessop) home and 2 new lots), concerns regarding firefighting access and steep drive access for fire trucks and a requested letter from the SDFD indicating how they would service the 3 lots (letter not provided and in general, probably should not be expected to be provided by SDFD), and concerns regarding the slopes and character of the La Playa district; Project Review vote was 3-1-0 to NOT support the project. Bob Furey presented on behalf of the applicant and, among other things, noted that in order to mitigate the lack of fire equipment turn-around space, the buildings on the two new lots would have fire sprinkler systems and the applicant would consider retrofitting the existing (Jessop) home with a fire sprinkler system. Two deviations were noted; one being every lot having frontage onto a public street (use of common driveway would address this), and there were also backyard setback issues near the cliffs. Many comments and questions were made with the majority (if not all) of the comments from audience members, who represented themselves as neighbors, being against the proposal. A motion by J. Ross to DENY the application was seconded and approved MSP (9 JG, CV, PC, GP, JR, JS, NA, PN, MR) – (3 RM, AJ, PW) – (0).
- E. **Vacancy from Mr. Khalil’s departure and open Chair position** – the Chair and G. Page initiated a full board discussion on when to fill both the Board seat vacancy and the open Chairperson position caused by the resignation of Mr. Khalil. It was agreed that the Board seat vacancy should be filled first, so that person may also vote on the Chair position. To the end of filling the vacancy, a motion by J. Ross to solicit candidates for the vacancy and have those candidates make presentations to the full Board at the next, October, PCPB meeting, and that the Board fill the vacancy via a Plurality Vote was seconded and passed MSP (10 RM, JG, CV, PC, GP, JR, JS, AJ, MR, PW) – (2 NA, PN) – (0).
- F. **Additional By-Law changes** – the Chair started the discussion on if there were additional suggested changes to the PCPB By-Laws (beyond those discussed and approved at the prior, September, PCPB meeting). There were two additional suggested changes/revisions and it was agreed to separate the two items and to have votes on each item individually. Discussions were held on both of the following suggestions:
- a. **Remove the requirement that community members must provide a resume prior to the Board voting on the community member’s addition to a subcommittee** – a motion by G. Page that the By-Laws be revised to NOT require a community member provide a resume prior to a Board vote for their inclusion onto a subcommittee was seconded and approved MSP (11 RM, JG, CV, PC, GP, JR, JS, NA, AJ, MR, PW) – (1 PN) – (0).
  - b. **Eliminate the requirement that the Board vote on community members before they are seated on a subcommittee** – a motion by G. Page that the By-Laws be revised to eliminate the requirement that the Board vote on community members before they are seated on subcommittees was NOT approved MSF (5 JG, CV, GP, JR, PN) – (7 RM, PC, JS, NA, AJ, MR, PW) – (0).

#### IV. Subcommittee Presentations:

- A. Form Base (Long Range Planning) – J. Shumaker – noted that Kyle Peterson and John Martinez were starting a new semester at The New School of Architecture and were sorry they could not attend this evening. He noted that they were doing a great job on the project.
- B. Parks and Recreation – M. Ryan – wants to request that SD Parks and Rec provide an accounting of the park properties within the Peninsula community so that we can have an inventory of the parks in the community – with a focus on potential “pocket” parks.
- C. Project Review – A. Jones – noted that the next meeting would be Oct. 4<sup>th</sup> and currently, there was one item to review – the Peeling Tentative Map, where the request will be to take two existing lots with homes and subdivide into 5 lots.

- D. Airport Authority – P. Webb expressed an apology for Dan Frazee not being at tonight’s meeting – evidently a communication failure issue, but hopefully we will get Mr. Frazee lined up for the November PCPB meeting. Also, would like to add an action item to the next PCPB meeting to approve John Ziebarth as a community member. To that objective, Mr. Ziebarth’s resume was provided to the Board.

[NOTE: R. Michael left the meeting around this point in the meeting.]

- E. Traffic & Transportation – P. Nystrom – the supporters of the speed bump requests did not show up at the Sept. 14<sup>th</sup> meeting of the T&T subcommittee – will try again next month; also noted two comments from Leo Wilson’s CPC update (as it affects the “Pete’s Bypass” plan) – a) the I-5 / I-8 interchange is now considered an “unconstrained network”, and it should be considered to be a “constrained network” to get the issue addressed - will request Councilman Faulconer’s assistance on that issue; and b) suggested correspondence be drafted to be sent to Councilman Faulconer to express disappointment in the Regional Transit Plan and solicit the Councilman’s assistance in pushing this issue into a higher priority – and to that objective, a motion by P. Nystrom to issue such correspondence to Councilman Faulconer was seconded and passed MSP (11 JG, CV, PC, GP, JR, JS, NA, AJ, PN, MR, PW) – (0) – (0).
- F. Environment / Water – N. Allenby – noted that he had attempted to send correspondence to the US Navy requesting that the Navy make a PCPB presentation on the Jet Fuel Pipeline issue, but due to computer issues, the correspondence will be sent shortly. J. Gilhooly commented that he thought the letter on the topic drafted in August should still be sent to the targeted addressees and that he felt the draft letter should be removed from the PCPB web site. N. Allenby then noted that he wanted to send correspondence to Joe Watkins of the Point Loma Nazarene University to request a meeting with the university to discuss softer solutions to the drainage issues that have been negatively affecting the Sunset Cliffs Natural Park. A motion by N. Allenby to approve the issuance of such correspondence to Mr. Watkins was seconded and approved MSP (11 JG, CV, PC, GP, JR, JS, NA, AJ, PN, MR, PW) – (0) – (0).
- G. North Bay Redevelopment PAC – J. Ross noted that at a meeting held on July 13, 2011, Mr. Carl Huenefeld, representing MCRD, and Mr. Ross, representing the PCPB, were elected to the committee. The committee was awaiting City Council position on State bills 26 & 27; on Mon. July 27<sup>th</sup>, City Council moved to send the state \$69 million in redevelopment agency funds to permit the redevelopment agencies to continue, however only \$3 million will remain with Northbay – thus a scale back on plans for Rosecrans should be expected. Also comments on Marti Emerald’s Redevelopment Re-Organization Memorandum.

Midway – Pacific Highway Corridor Advisory Committee – J. Ross noted the main item at the July 13, 2011 meeting was a project team, which included PCPB member N. Graham, guiding a 3 mile walking tour of the Midway / Sports Arena area to observe concerns including a) mobility for pedestrians, bicyclists, transit passengers & vehicle users; b) land uses including the Sport Arena and its use as a cell phone tower with low weekday community impact; c) Public and Institutional Uses / Facilities and Parks – due to shortage of parks in the area, inquired if open space next to Community College West City campus could be turned into a park – only to find land belongs to the SD Library and they are looking to sell it to a developer; and d) Urban Design – when questioned about the appropriateness of “girly facilities” on Midway, the committee was informed that they should not be regarded as blight but merely as businesses (and/or “interpretive dance emporiums”).

- H. Liberty Station / NTC – P. Clark – noted a) that the PLA was having their Fall dinner on this evening; b) the parking study was still being requested from McMillin, but so far, McMillin has not been forthcoming; c) Building 619 (the old child care center) is still slated to be an aquatic center; d) H2O Futures had made a presentation; e) concerns had been expressed that the Rock Church had been hosting very large funerals (e.g.: for fallen police officers where there were reports of snipers on the rooftops) where it was unclear as to if the departed had been a member of the Church, and regardless, the size of the funerals were negatively impacting the community; and f) a request had been made to the City for a presentation on Building 271, Gym/Pool II (“Fit for Life Center”).

A motion by A. Jones to adjourn the meeting was seconded and failed to pass MSF (5 CV, PC, AJ, PN, PW) – (6 JG, GP, JR, JS, NA, MR) – (0).

Final comments were made by the audience.

## V. Adjournment: 9:02 pm

Next PCPB monthly meeting 3701 Voltaire **October 20, 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 : October 20, 2011