

Penninsula Community Planning Board Agenda

Thursday, May 18, 2006, 6:30 - 9:30 pm

Pt. Loma Library, 3701 Voltaire St./Poinsettia (parking on Udall)

I. Parliamentary Items (Note: Agenda items are subject to change)

- A. **Minutes Approval:** Mar'06
- B. **Chair Report:** C.Conger, small lots, by pass cumulative, safety
- C. **Treasurer:** Cydney Shinn
- D. **Non-Agenda Public Input**

II. Committee Reports

- A. **Airport Authority-ANAC**-(Report Noise Violations at: 400-2799)-L. Murphy/Agee/Conger
- B. **Traffic & Transp.:** G.Robinson
- C. **Parks & Recreation:** Varley, Shinn, Wylie?
- D. **Midway Plng. Bd.:** M. Scherer
- E. **Arts & Culture:** G. Fisher, La Crescenda June , First Friday
- F. **Upper Voltaire-CEQA** process, comments on Envir. Impacts must be in by 5/23/06.

III. Government Office Reports/Public Communications:

- A. **Ted Anasis, Manager of Airport Operations** -10 minute presentation on the Airport Master Plan EIE *
- B. **Council District 2 Office**-G.Lipsey, 1. sm. lots 2. Cell Phone Antenna process at 1775 Catalina 3. Community Plan Amendment. 4. 'Complaint' from Sprint/Cingular-1775 Catalina? file?
- C. **Planning**-T.Kempton 1. Contacts for Bids on Process to convert City-owned Site for 'Pocket Park' at Canon/Ave.de Portugal? 2. Why told on condo conversions-must 'sell at least 50%?' 3. On CPlan, what's rumor of 'minimum zoning' in our area? This is not CCDC, min. are Not in our Community Plan! 4. CEQA to address & mitigate for Cumul.Traffic Impacts?Safety? w/other Projects? 5. Need zoning Info. for 'minimum' zoning for development as per municipal code and 'merged lots'?
- D. **Navy Meeting review**-Navy's Capt. Patton-Toxins. (G. Lipsey?)

III. Action Items: Proj. Review Applications (2nd Wed./mo. 10:00 am, 3115 Loma Riviera Dr.)

- A. **Sewer Upgrades**-Sunset Cliffs Blvd. Pt. Loma Ave. to Hill St.-Jenny Jarrell
- B. **Resolution-Paper Streets**-City not to remove City Easements/ Encroachments or allow Development in 'Paper Streets' that are now used by City R.O.W for storm sewers, etc. but preserved for "Park/Open Space Deficient" Peninsula. K.Rhodes
- C. **2256 Seaside**- S.Marijana/Harris, Condo Conv., 4 Apts. on 7840 sf lot, in Pkg. Impact Overlay, Zoned?(li)
- D. **4275 Coronado**-Pappas, (p/poned)
- E. **NTC/McMillin**-Sign Rules VARIANCE-Kathi Riser-changes from committee mtg. at NTC w/Kathi Riser/ Cory Wilkinson
- F. **Kettenburg**-R.Wassem-CP Amendment-Process & 'consistency to GP'. Need written verification of additional approval.
- G. **Team Mobile, at Nazarene University** (p/poned)
- H. **NTC Ocean Village input-Conger/Valentine**-484 Waterfront Pkg. Spaces vs. 'Kumeyyay, Portuguese, S. Pacific, etc., Cultural 'Boating Villages' & 'Boatmaking' Attractions in 11 former working bldgs, slated for demo.

V. New/Old Business

VI. Adjournment

Future Projects to Review:

- 1. 3244 Nimitz Blvd., 8 units on 7500 sf lot? W.Stricker, "Water Main Vacation" =New (Conversion-Units?) in parking-deficient, dense area, on Nimitz
- 2. 3731 Lotus St., Guest Qtrs above garage.
- 3. 1720 Evergreen, 2 Unit Condo Conversion, RM 3-7, on 4443 sf lot. PH
- 4. 4521 Bermuda, Sigler Res. Existing 2 sty.home Var. for bridge to new det. gar, with a 'Guest Qtrs. Below' on 6585 sf lot, RS1-7 Zone Pkg. Impact area, Drawings show, THREE Stories, when all that is noticed is a '2nd story garage, above a one story 'guest quarters' (Phantom floors not allowed), already a Two Story house & garage in the rear of the 25' Wide Lot. Zoning is RS1-7 (PH) Not meet F.A.R.& Must be ReNoticed with correct info. to neighbors within 300 feet.
- 5. 4563 Narraganset **3485 sf Lot**, convert 2 units to condos Requires 4 pkg. spaces, only 3? says 'self-certify?', requires 'CDP & map Waiver'? (Bateman) (PH)
- 6. 1775 Catalina-Lawsuit Threat by Sprint To HomeOwner-"Reapplication of Permit for Cell Antennas in Fake "Chimney top," Commercial Use in Single Family Residential Zoning!
- 7. Albertsons...need for Grocery/Drug Store..what was B.Munster's proposal to PLA?
- 8. Mixed Use-Pt. Loma Townhomes, between Carleton & Dickens on Scott, backing up to Shelter Island, w/Public R.O.W.
- 9. 821 Rosecrans St. -**small lot**, 25' wide, 2600 sf house on top of 3 car garage?
- 10. 1140 Concord St. -**small lot**, 25' width frontage is storm sewer collection site for 16-18 homes.UG garage?

