

PENINSULA COMMUNITY PLANNING BOARD AGENDA
3701 VOLTAIRE STREET, POINT LOMA LIBRARY

August 16, 2007 at 6:30 PM

Revised August 15, 2007

- 6:30 I. Parliamentary Items (Note agenda items subject to change)
- A. Approval of agenda
 - B. Approval of minutes
 - C. Treasurer: C. Shinn
 - D. Chair Report
- 6:40 E. Non Agenda Public Input (3 min each)
- 7:00 II Action Items: Project Review 2nd Wednesday of each month 10:30 AM 3115 Loma Riviera Dr. applicants call D. Wylie 619-523-9180
- A. 3427 Wisteria: MEP Enterprises, Applicant Mike Pannicitti: Lot Split Project #102727
 - B. 3035 Lawrence StApts. Applicant Tim Golba: Apt houses, Historic house. Project #46540
Parking spaces questions.
 - C. 766 Rosecrans St.3 story house on 14,000 sq, ft, lot, Full board presentation cancelled
August 15, 2007
- 8:00 III. Government Reports/Public Communications:
- A. Council District II: M. Awbrey, Fresh and Easy and other
 - B. City Planning: Tony Kempton
 - C. Mitch Younker/Marianne Greene: New Housing ordinance for multiple renters
 - D. Midway Hustler Signage: M. Hoppe/K. Rhodes
 - E. Nickelodeon Hotel: Janay Kruger and Architect information only presentation.
- 8:45 IV: Committee Reports
- A. Parks and Rec: Cydney Shinn
 - B. Midway Planning: M. Scherer
 - C. North Bay Development: S. Khalil
 - D. Traffic and Transportation: G. Halbert
 - E. Historical: K. Rhodes
 - F. Signage: M. Hoppe
 - G. Airport Authority ANAC, ATAG: S. Khalil/Lance Murphy
 - H. Environment: Gregg Robinson
 - J. North Bay Traffic:
- 9:00 V. New/Old Business
- A. Change of meeting time to 11:00 AM to 1:00 PM/or evening meeting
 - B. Discussion of how Chairs were assigned by Geoff Page
- 9:30 VI. Adjournment: next PCPB regular meeting 3701 Voltaire Sept. 20, 2007 at 6:30 PM Pt Loma Library.
Next project Review TBA based on probable time change

Future Review:

1. 3371 Valemont build companion uni
 3. 3456 Wisteria: canyon houses: applicant Robert Jost Project #81736
 4. 2820 Shelter Island Drive: applicant Lee Hope remodel Project #130118
 5. 3558 Wilcox ST.: Robin Garland demo old bldg construct SFR Project # 128358
 6. 4553 Muir Ave. EOS Architectural Firm, applicant Jennifer Bolyn build on vacant lot. 2 story house 2,568 sq ft house on 4199 sq ft lot. FAR.75
 7. 4594 Point Loma Avenue to demolish existing residence and construct 2 single family residences on a 7,000square foot site RM-1-1
- Election for Board Members to be held next March Meeting. All persons interested please call D. Wylie or Helen Kinnaird for information. Applicants to attend meetings in order to acquaint themselves with purpose and time commitments.

Point Loma Community Planning Board Minutes
July 19, 2007
Point Loma Library, Voltaire Street

1. Parliamentary Items:

Meeting called to order by Chair D. Wylie at 6:30 PM.

A. Non-agenda items:

a. Public input:

J. Ross (NTC), K. Rhodes (changing meeting to a 6:00p.m. start), M. Scherer (Global Warming), M. de Vol (second hearing on Libortori project), M. Stroude (plans for Harbor Drive), C. Conger (questioning S. Khalil's expertise regarding the Airport Authority).

b. Other

It was agreed upon to have a board discussion of the prior election of Chairs under new business, as requested by G. Page.

B. Agenda/Minutes approval:

. Agenda approved. MSC 8 (MH, SK, HK, PR, KR, MS, CS, JS)-3 (CJ, GP, MV)-0.

Minutes approved after debate on accuracy of votes on committee chairs. MSC 8 (DD, GH, MH, CJ, SK, HK, CS, JS)-5 (GP, PR, KR, MS, MV)-0.

C. Treasurer's Report:

Cydney Shinn reported we have \$411.00 in the account. Maggie Valentine requested a written treasurer report.

D. Chair Report

D. Wylie thanked J. Varley for his financial contribution to the website. Joe Varley agreed to provide a copy of the check, as requested by Geoff.

E. Election of 2nd Vice-Chair

C. Jones was elected 2nd Vice-Chair. MSC 7 (DD, GH, MH, CJ, SK, HK, JS,)-6 (GP, PR, KR, MS, CS, MV)-0.

F. Board Attendance

D. Wylie, H. Kinnaird, D. Davis, G. Halbert, M. Hoppe, C. Jones, S. Khalil, G. Page, P. Rank, K. Rhodes, M. Scherer, C. Shinn, J. Shumaker, and M. Valentine

Community attendance

J. Quinn, L. Qasem, T. Gilhooly, R. Wasseem, S. Nolan, J. Varley, D. Reichardt, C. Jacobs, M. Stalheim, M. Rothman, J. Lones, R. Meyer, S. Mayman, S. Ruiz, M. deVol, E. Goddard, P. Dugas, G. Lipsey, C. Schisler, F. Dover, Ed, D & J. Cramer

II. Government Reports Public /Communication

A. The Rock Church

Doug Childress gave an overview of the traffic issues regarding the upcoming Rock Church Sunday services and school. He also outlined the detailed lane that has been

devised to control the Sunday Service traffic. He further stated he will be providing continual updates and the first Sunday Services will begin on August 26th.

Mr. Labib Qasem, Senior Traffic Engineer from Developmental Services, fielded numerous questions from the Board members and the audience. He stated there will be annual fall traffic studies, which will determine the need for additional parking spaces and the need for an additional parking structure

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B. Tony Kempton/ Maxx Stalheim

T. Kempton addressed complaints and criticism concerning 3371 Valemont, specifically regarding a rehearing request from the Architect, Skip Chaputnic. He explained the Project has changed from a Process 2 to a Process 4 rehearing. He further stated the intent of noticing is to advise the residents, within 300 feet of the proposed project, of the upcoming Hearing. There were concerns raised the present process was inadequate.

Maxx Stalheim introduced himself as Tony Kempton's supervisor. He further stated under the new 6024 policy, the code of conduct will be more finely delineated. He further stated it would be best for the board to focus on the future rather than past complaints.

C. Matt Awbrey

M. Awbrey advised the community of the upcoming presentations on the City Charter.

M. Awbrey agreed to report next time on the status of the Harbor Drive Development/condo being built on Nimitz regarding traffic safety concerns.

M. Awbrey stated \$190,000 has been designated toward a study regarding the 18/15 corridor connection and the second NTC Park should be completed in 2010.

D. James Gilhooly

Mr. Gilhooly presented an overview of the beneficial use of Digester Gas but did express safety concerns due to the large population exposed. (Included was a hand-out)

D. Davis and J. Schmaker agreed to be on the oversight sub-committee of the Environmental Committee regarding the B.U.D.G. issue.

G. Halbert made the following motion (seconded by K. Rhodes):
"Request that the mayor's staff respond to the questions raised by Mr. Gilhooly in his memo submitted to PCPB on 7-19-07, subject: B.U.D.G. (Methane Gas Conversion System) for Pt. Loma Waste/Sewage Treatment Plant by the City of San Diego".
The motion passed MSC 13-0-0.

III. Action Items

- A. Hatz residence project was approved by a MSC 13-0-0 vote.
- B. Cohen residence was cancelled due to denial by the City on the requested variance.

IV. Committee Reports

A. Park and Recreation:

C. Shinn reported the Avenida Portugal pocket park is off the surplus roll and under Park and Recreation jurisdiction. She further reported the Barnard Park at this time has half the funds needed to be completed. M. Valentine responded it is on the list of projects under North Bay Development.

B. Midway Planning

M. Scherer stated at this time there is nothing to be reported.

C. North bay Redevelopment

S. Khalil reported Maggie Valentine has been very helpful during the transition.

D. Traffic and Transportation

G. Halbert stated there will be an upcoming meeting on August 6 at 5:00p.m. at the Point Loma Library.

E. Historical

K. Rhodes stated she is happy with the Lawrence development regarding its historical front, but is concerned about lost of neighbors views.

F. Neighborhood Signs

M. Hoppe stated nothing to be reported at this time.

G. Airport Authority/ANAC

L. Murphy, an engineer and board advisor, gave an overview of the status of the Airport present and future development. He stated concerns that if he did not have the endorsement of authority from the board that he felt he could not be effective and therefore would not be able to continue.

C. Conger stated, in her opinion, her years of experience and knowledge are needed at this critical time to best represent the community on airport issues. Both L. Murphy and C. Conger explained that the current effort would be concluded relatively shortly and considering that they both have been involved for over 18 months on that effort, it made little sense to change representatives at this time. Maggie Valentine, Geoff Page, Patti Rank, Mignon Scherer and Lance Murphy all concurred. Much discussion ensued with C. Conger further stating that there was only a 2 month window of time and Point Loma would be lost if she and L. Murphy could not continue with their efforts at the Airport Committee. Another board member stated the board should let C. Conger and L. Murphy stay as representatives for the next four months and then reevaluate.

D. Wylie recommended C. Conger mentor the new Chair and further stated the board recognizes her valuable input.

T. Kempton stated he thought representation to ANAC/ATAG should be board member, however he was not sure and said he would check into it and get back to us.. T. Kempton was challenged on this and stated he would get back to us on that issue. Gary Halbert made the following motion, but due to confusion he needed to restate it. The motion made was "Have Lance be primary for ANAC and ALT for ATAG /supersedes prior motion". The motion passed MSC 6-6-1 (DD,GH,MH,SK,HK,CS)-(CJ,PR,KR,MS,JS,MV)-(GP) Chair broke the tie in favor of Lance becoming primary for ANAC and ALT for ATAG. . Reason for abstention unknown.

H. By Laws

Cal Jones announced there will be a by-laws meeting July 23rd at 6:30PM at the Living Room.

IV. New/Old Business

Due to the lateness, we were unable to address the above.

V. Adjournment:

The meeting was adjourned at 9:50 PM.

Respectfully submitted,
Helen Kinnaird, Secretary