

## Peninsula Community Planning Board Meeting

Thursday, January 18, 2007, 6:30 pm, Pt. Loma Library  
3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

- 6:30 I. **Parliamentary Items** (Note: Agenda Items subject to Change)
- A. **Minutes Approval:** November '06
  - B. **Treasurer:** C. Shinn
  - C. **Chair Report:** C. Conger
- 6:50 D. **Non-Agenda Public Input**
- 6:55 II. **Government Reports/Public communications:**
- A. **Council District 2:** M. Awbrey, Park Land Addison & Canon, Shoreline Plaza,
  - B. **Long Term Planning:** T. Kempton, Jan 25<sup>th</sup> Brown Act
  - C. **Tree Conservation,** Marsha Brun, Committee
  - D. **P3** (Pt. Loma for Progress), Joyce Summers
- 7:30 E. **Report from Navy on La Playa Fuel Plume** (time certain 7:30 pm)
- 7:50 III. **Action Items:** Project Review (Feb.7, 10:30 am 3115 Loma Riviera Dr.-Applicants call 665-3210)
- A. **NTC Signage.** Revised statement/letter based upon Coastal info. Monumental signs were to be avoided on Rosecrans and that proposed signage inconsistent with 99% of NTC's architecture.
  - B. **3119 Hugo,** Stricker, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? 6 pkg. spaces-req. for more Waiver requested from undergrounding overhead utilities.
  - C. **3036 Oliphant,** Stricker, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? 6 parking spaces-asking for 8? Wants waiver from undergrounding overhead utilities
  - D. **807 Goldenpark.** Bothwell, RS 1-4, Addition of 1277 sf to existing home's 5618 s.f., including 3rd car garage, on 16,333 sf., hillside lot. Variance for Over height Walls.
  - E. **Nickolodean Hotel,** 650-room Theme Resort Hotel on far side of NTC Channel (at present parking lot for Airport on Harbor Dr.) Initial review & questions from community invited
  - F. Historic Nomination-Trees on McCall St. trees & Tree on San Gorgonio & Perry Streets.
  - G. **3119 Carleton,** Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation
- 8:30 H. **Shoreline Plaza-G.Finley Proposal** (Liberty Station Organization) vs. Parking Lot
- I. **Pt. Loma Townhomes,** at former Kettenburg site, R. Wassem available for comment.
  - J. PCPB Confirmation of Former Motion: McCall Street Trees-'Significant Neighborhood Asset'
- 8:50 IV. Committee Reports:
- A. **Parks & Recreation** (4<sup>th</sup> Wed. 7 pm, 2830 Shelter Is. Dr.): C.Conger. Noted "for Sale:" Ave. de Portugal & Canon. Request from PCPB for Pocket Park Site to San Diego L/Term Planning.
  - B. **Midway Planning.**): M. Scherer
  - C. **Airport Authority/ANAC:** Conger/L.Murphy. ANAC req. to monitor of "Head to Head" flights/month
  - D. **Northbay Redevelopment** (5x/yr.,alt. mos. On Tues., 7:30 am Penin.Comm. Service Ctr): M.Valentine
  - E. **Traffic & Transportation:** G.Robinson
  - F. **Historical** (2<sup>nd</sup> Wed. of mo.): K.Rhodes-McCall Street Trees-'Significant Neighborhood Asset'
  - G. **Neighborhood Signs:** Rhodes
- V. **New/Old Business:**
- VI. **Adjournment** (Next PCPB Proj. Review will be Feb. 7<sup>th</sup> at 10:30 am at 3115 Loma Riviera Dr.,normal is 2<sup>nd</sup> Wed. of mo.)

### Future Review:

1. 1937 Guizot. Guest Quarters demo & rebuild.
2. Nickolodean Hotel (2nd time)
3. Street Vacation for Bangor (must have public benefit)
4. Street Vacation for 1944 Plum St. (must have public benefit)
5. Dan Frazee: SD Airport Authority: Remote monitoring terminal (RMT#8) relocation (Feb.)
6. Mitig. Neg Dec on EIR of Kellogg St. Geology, Biological Resources, Hydrosolgy/Water Quality, McKinnon project #51161. comments by 1/10 (sent 12/22/06 by city) to James [jArnhart@sandiego.gov](mailto:jArnhart@sandiego.gov)
7. Pt. Loma Naz. University. Permit for New retaining wall for slope stabilization on ESL lands at 3930 Lomaland Kr. in RS 1-7 zone. (PM-Patrick Hooper 557-7992)
8. 3119 Carleton, Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation
9. 1578 Rosecrans St. (Taco Bell site) Drive Through "the coffee bean"
10. 1937 Guizot, guest quarters & remodel
11. 4103 Voltaire, condo conversion. 4 units

**Draft PENINSULA COMMUNITY PLANNING BOARD MINUTES**  
**Thursday, November 16, 2006 6:30 – 9:30 Library,**  
**Point Loma Library 3701 Voltaire St.**

**I. Parliamentary Items:** Meeting called to order by Chair Cynthia Conger at 6:43 PM

**A. Minutes Approval:** October minutes were read. The following corrections was made re: vote on 626 San Antonio to read as Approved MSC 10-0-1. The wording was unclear according to some board members re vote on T. Mobile. Therefore motion was made to defer any consideration of project until questions in position paper were addressed by T. Mobile. Approved MSC 9-1-0.

**B. Chair Report:** Chair reported on appeal for NTC Shoreline parking issues to be addressed and announced at a later date. Issues re: By Laws Committee were discussed. T. Kempton advised holding up on further work on By Laws til Brown Act Issues were addressed by City Council. Board Members voted to continue work on By Laws and therefore have them completed by March. It was noted that only one section was devoted to the Brown Act therefore changes would be easily made if necessary. Motion was made to continue work on By Laws. Approved 10-0-0.

**C. Treasurer Report:** C. Shinn reported balance of \$468.00.

**D. Attendance:** C. Conger, M. Valentine, D. Wylie, E. Goddard, C. Shinn, J. Ross, H. Kinnaird, Cleo Peterson, C. Jones, K. Rhodes, M. Scherer. Public attendance: A.Watt, S. Watt, J. Stone, R. Wassem, J.Adriany, E.Beste. Presenters: L.Hope

**E. Non-Agenda Public Input:** None

**II. Action Items/Project Review:** Project Review second Wednesday of each month. Call C. Conger for location or to schedule hearing. Phone: 222-5490. Applicants to schedule a week before to be put on the agenda.

**A. T-Mobile:** Shelly Kilbourn not present.

**B. 3610 Du Pont St.** L Hope presented plan for 2<sup>nd</sup> story accessory structure (garage for 6-8 antique cars). Project Review had approved. J. Stone spoke in opposition. Discussion covered capacity, set backs, landscaping, drainage, displacement of storm water aesthetics and architecture. Motion by E Goddard, seconded by J. Ross to approve 3610 accessory building. Approved 7-2-0. C. Conger motioned to request City to mitigate drainage on Silvergate & Du Pont at intersection of proposed project. Motion failed 4-5-0.

**C. Rock Church/HTH/McMillin:** Not present

**D. NTC Ocean Village:** J. Ross and C. Conger reported on hearing that occurred on the 15<sup>th</sup> of November. J. Ross stated G. Finley presented a plan. Mr. Finley is a resident of Liberty Station.. J. Ross also reported that the City used the Precise Plan to argue for more parking but then uses the Re-use plan to argue the other issues. In other words the City is inconsistent as to which guide and which plan they follow. This appears to be furthering their own interests rather than the Public's. Because of new info and lack of all around knowledge by members present the hearing was postponed til December 7<sup>th</sup> at 9:00 AM. (now 1/30 after 2 pm). It was noted by Chair that NTC Ocean Village was last on the Agenda at that time.

**III. Committee Reports:**

**A. Environmental:** John Adriany reported watershed event to take place on Dec 7<sup>th</sup> at SES Hall regarding the Navy Plume. He Stated high level Navy Officials were coming from Washington D.C. and hopefully would be reporting on corrective action and Final Site Assesment Plan (to illustrate extent of contamination). He encouraged community participation. Several members objected to the day and J. Adriany said he would check into any alternative day.

**B. Parks & Rec:** D. Wylie reported next meeting was to be the 29<sup>th</sup> of November at 2830 Shelter Island Drive. Members were encouraged to bring their ideas and wish list for projects for committee to pursue.

**C. Traffic & Transportation and Safety:** G. Robinson not present. M. Valentine reported that right turn off Nimitz South continuing to be a problem and requested info re same. She also reported that Joe Mannino Chair of North Bay Redevelopment has indicated that there is to be a left turn to Moore coming Rosecrans South. Also that Lytton and Rosecrans has been approved by City for re-striping. Much discussion ensued since re-striping would cause all North bound traffic to merge into one lane after crossing Rosecrans thereby mitigating any advantage re-triping would achieve. No action was proposed or taken.

**D. Arts and Culture:** G. Fisher not present. It was noted G. Fisher has not been present the desired and required number of attendance. This will leave a vacancy to be filled.

**E. Airport Authority: ANAC(Report Noise Violations 400-2799:** Murphy/Agee/Conger. C. Conger announced need for update. Since vote against Miramar registered with County voters. Will request Lance Murphy to contact new Airport Authority members for info. She also reports the need to weigh in on EIR as the increase in flight paths and the current plan is to increase flight Capacity at Lindbergh( More flights coming in).

**F. PCPB Website:** H. Kinnaird reports Website officially operating by Paul Grimes at Aquawise.com.

**G. Sign Committee:** C. Conger reported receiving update from K. Riser concerning the incorporation of our earlier recommendations however, substantial unacceptable items remain as well as surprising new items have been added. Sign committee to meet Friday November 17 @ 10:00 AM at Loma Riviera Club House to rebuttal same.

**IV: Government Office Reports/Public Communications:**

**A. Long Term/Short Term:** T. Kempton reported there was no change in large vehicle ordinance which currently allows a 72-hour stay not to exceed 22 feet in length. Must move at least one tenth mile to continue for another 72 hours. He reported the lights were to be reduced at NTC's Marketplace parking lot after 11pm according to McMillin. M. Valentine countered with the fact that the "reduction lasted only a short time" and then were entirely resumed 24 hrs. T. Kempton agreed to investigate further.

**B. Council District 2 Office:** M. Awbrey addressed issues of traffic in Loma Portal/High School, re-striping on Lytton, shared funding/tax increments. He stated it was brought to his attention that according to the Precise Plan and ReUse Plan there was to be an annual Parking Plan Review at NTC and that this has not been done. The end result of this has been no checks or auditing has occurred since building began therefore lack of parking in strategic areas has occurred. This has resulted in current state of diminished and total lack of adequate parking to accommodate current retail and schools, Churches and Foundation events as well as completely jeopardizing any future expansion. The board has repeatedly advised the City and District 2 Council Office that an Annual Parking Study was to be done at NTC. It has never been done to include the Community, though Chair was given by G.Robinson a copy of developer's 'plan.'

**V: New/Old Business:** None

**VI: Adjournment:** Meeting adjourned at 9:20 P.M.

Respectfully submitted  
D. Wylie, Secretary