

# Peninsula Community Planning Board Agenda

Thursday, July 19 2007, 6:30 pm, Pt. Loma Library  
3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

## I. Parliamentary Items

- A. **Non-Agenda Public Input** (3 min. ea.)
- B. **Minutes Approval:** Approval June minutes
- C. **Treasurer:** C. Shinn
- D. **Chair Report:** Thanks to Joe Varley for financial help with website.
- E. **Election of Second Vice Chair**

## II. Government Reports/Public Communications

- A. **The Rock Church-Doug Childress**
- B. **Maxx Stalheim/Tony Kempton**
- C. **Matt Awbrey**

## III. Action Items: Project Review, August 8<sup>th</sup>, 10:30 am Loma Riviera Dr. Applicants call 619-523-9180

- A. **Hatz Residence:**
- B. **Cohen Residence:**

## IV. Committee Reports:

- A. **Parks & Recreation: Cydney Shinn**
- B. **Midway Planning: M. Scherer**
- C. **Northbay Redevelopment** Suhail Khalil
- D. **Traffic & Transportation:** Gary Halbert
- E. **Historical** (2<sup>nd</sup> Wed. of mo.): K.Rhodes
- F. **Neighborhood Signs:** Mark Hoppe
- G. **Airport Authority/ANAC: Suhail Khalil**

## IV. New/Old Business:

- A. Tree Removal: Patti Rank
- B. PCPB Website: Helen Kinnaird
- C. By Laws Update- Cal Jones
- D. Discussion of change of time for Project Review

## VI. Adjournment (Next PCPB Proj. Review will be August 8 at 3115 Loma Riviera Dr.,)

Please Note: Agenda Items Subject to Change

Peninsula Community Planning Board Minutes  
June 21, 2007  
Point Loma Library, Voltaire Street

- I. Parliamentary Items:** Meeting called to order by Vice Chair Gregg Robinson at 6:30 PM. Vice Chair called for approval of agenda. Motion made to adopt Agenda passed. MSC 8-4-1. Abstentia unconfirmed Called for announcements. Agreed to add 4458 Tivoli to agenda.
- A. Non Agenda Items:** Kevin Faulconer, District II Councilman presented awards to Cynthia Conger, Jarvis Ross and Edwina Goddard for their years of devoted service to the community. Norm Magneson reported that the Nichols Street Project has reached an impasse. Homeowners Sabin and Games have failed to obtain any of the permits that they were required to obtain to carry out the requirements of their signed Agreements with the City. He will keep us updated.
- B. Minutes Approval:** May Minutes not available at this time.
- C. Treasurers Report:** Cydney Shinn
- D. Vice Chair Report:** G. Robinson reported results of election New members were seated.
- E. Election of Officers:** Gregg Robinson conducted. Motion to have open election by raising of hands failed. MSC 5-8-0. Motion for secret ballot carried 9-5-0. Secret ballot resulted in D. Wylie Chair, first Vice Chair received nomination from floor of Geoff Page, Slate consisted of Geoff Page Helen Kinnaird. Geoff Page was elected. Second Vice Chair tie of Katheryn Rhodes and Cal Jones agreed to table til next meeting for run off, Secretary, Helen Kinnaird. Motion to elect Chairs of Committees made. Carried 11-0-1. Agreed to table until New Business.
- G. Board attendance:** G. Robinson, D. Wylie, H. Kinnaird, C. Shinn, C. Jones, D. Davis, G. Halbert, J. Shumaker, R Rhodes, P. Rank, M. Scherer, M. Valentine, S. Khalil.
- II. Action items:** Project Review 2<sup>nd</sup> Wednesday of each month to be August 8<sup>th</sup> 10:30 Loma Riviera Club house, 3115 Loma Riviera Drive. Applicants call D. Wylie 619-523-9180 for appointment.
- A. 425 San Gorgonio #127581 (Kemp Architect)** Larry Pappas presented in absence of Architect. Request is for demolition of existing structure. New structure not yet planned. Motion to approve on condition tree in City ROW is saved. Carried 12-0-1. Abstention due to not being familiar with site.
- B. 4343 Osprey: #120774** Regan Architect Furlan residence. Motion to approve 13-0-0
- C. 484 San Elijo: #122640** Allen Residence, Larry Pappas presented. Project to demolish existing structure and replace with 8900 sq ft structure on 22,000 sq ft lot. Old Sycamore tree to be saved. Motion to approve carried. MSC 13-0-0.
- D. 969 Scott St: #127688** Larry Pappas presenting. Proposed addition of 216 sq ft as a result of enclosing open porch. Motion to approve carried MSC 12-1-0.
- E. 1937 Guizot: #112464** R. Ehm, Architect. Gary Halbert cited municipal code 113.0234 (b), (3) as it applies to proposed garage. Requested members to look at the applicability. Motion was made to deny project on this basis. Motion to deny carried. MSC 13-0-0
- F. Pt. Loma Townhomes Kettenberg site:** Rand Wassem invited members and interested audience members to call for a guided tour. Arranged tour for coming Thursday at 12:00 noon. He will also provide tours at convenience of members who cannot make that time.
- G. 4458 Tivoli Street:** Neighbors complaints huge bulk and scale issue. Project was done ministerily with no remedy available currently. Motion made to form committee to pursue with the City since this is a consistent problem in the community. Committee of Suhail Khalil, Gary Halbert and Katheryn Rhodes. Approve MSC 12-0-1. Abstention unknown
- III. Government Reports/Public Communication:**
- A. Council District II:** Matt Awbrey reported the Park at NTC would be open July 2<sup>nd</sup>. Kevin Faulconer would be present to dedicate at 10:00AM. Also Mayor Sanders will present for the ribbon cutting. All are invited to attend. He announced The City Council approved \$250,000 for a Capital Improvement

Fund for Sunset Cliffs Natural Park. The fund which was one of Councilmember Faulconer's priorities for this year, will be used to address the erosion and drainage issues from which the Park suffers as well as fulfilling the park's master plan.

**B. Planning Department:** Tony Kempton reported NTC Sign Plan had been accepted and Appeal for same failed. He reported cutbacks on funds by the City requiring changes resulting in his visits to begin quarterly, however he would still always be available for assistance if needed.

**C. Waste Water Project:** Presentation on the Beneficial Use of Digester Gas Project (Budg) for the Point Loma Wastewater Treatment Plant. This privatized Project led by BOC is a concept to transport available renewable digester gas to ultra clean fuel cells which will provide MWWD \$250,000/yr in additional revenues.. Presenter requested establishment of short term liason sub committee to assist with issues of transport, routes, safety, etc. Motion was made to establish this sub committee. Carried 13-0-0

**D. Implementation Plan for NTC:** Libby Day presented Five Year Implementation Plan for NTC Years 2008-2012. See [www.pcpb.net](http://www.pcpb.net) for full report.

#### **IV. Committee Reports:**

**A. Parks & Recreation:** D. Wylie corrected time for meeting. Was changed to 2<sup>nd</sup> Tuesday at 6PM. Rest of committee reports were tabled in order to proceed with election of committee chairs.

**V. New Business:** Vice Chair announced naming Committee Chairs. Chairs voted as follows:

Project Review Chair: Jay Shumaker carried 11-0-2. Abstention's due to objections to procedure

By Laws Chair: Cal Jones carried 11-0-2. Abstention's due to objections to procedure

Signage Chair: Mark Hoppe carried 11-0-2 Abstention's due to objections to procedure and not voting for self.

Historical Committee: Katheryn Rhodes 12-0-1. Abstention due to objections to procedure

NTC Committee: Helen Kinnaird carried 12-0-1. Abstention due to objection to procedure.

Airport Authority ANAC/ATAG: Suhail Khalil carried 12-0-1.

Traffic/ Midway: Gary Halbert carried 12-0-1. Abstention same

Parks and Reek: Cydney Shinn carried 12-0-1 Abstention same

Environment/Water: Greg Robinson carried 12-0-1. Abstention same

North Bay Redevelopment: Suhail Khalil 12-0-1. Abstention same

Motion made to seat Jarvis Ross and Cynthia Conger as sub committee members on Project Review

Tied 6-6-0. Cydney Shinn called Point of Order that numbers did not add up. Revoted and carried 8-5-0.

**VI. Adjournment:** Adjourned at 9:40 due to time constraint. Next Project Review at Loma Riviera Club house 10:30 AM July 11, 2007.

**Respectfully submitted,**

**D. Wylie, Secretary**