

AGENDA

PENINSULA COMMUNITY PLANNING BOARD

3701 VOLTAIRE STREET, POINT LOMA LIBRARY

August 21, 2008 at 6:30 PM

<http://www.pcpb.net>

(Note times below not specific & agenda items subject to change)

6:30 I. Parliamentary Items - Call to Order; Pledge of Allegiance

- A. Non Agenda Public Comment (3 min each, 18 minutes total)
- B. Approval of Agenda
- C. Approval of Minutes
- D. Treasurer: C. Shinn
- E. Attendance: D. Davis
- F. Chair Report: C. Mellor

6:55 II. Action Items:

- A. North Harbor Drive Realignment Plan – The Port of San Diego will present the recent improvements to the North Harbor Drive Realignment Plan. Representative: Ernesto Medina
- B. Peckham Plaza Coastal Development Permit/Site Development Permit: 5055 North Harbor Drive: Request to demolish existing buildings and construct a 14,910 square foot commercial/retail building with covered parking. Applicant Representative: Lee Hope
- C. T-Mobile Narragansett ROW Neighborhood Use Permit: Request to install a wireless communication facility consisting of three (3) antennas on a replacement traffic signal and underground equipment within the public right-of-way. The project is proposed on the northeast corner of Catalina Blvd. and Narragansett. Applicant Representative: Jim Kennedy
- D. Revision to Coastal Development Code, Draft: Continuation of the discussion on the merits of simplifying the 50 percent exemption rule. Gary Halbert

8:25 III. New/Old Business

- A. Informational-NTC Foundation

8:45 IV. Committee Reports

- A. Project Review: Shelly Kilbourn McGee
 - 1. Discussion of Community Members on the Committee
- B. Airport Authority ANAC, ATAG: S. Khalil
- C. B U Digester Gas (Ad Hoc) Darrold Davis
- D. Traffic and Transportation: G. Halbert
- E. North Bay Planning/Development: S. Khalil
- F. Signage: M. Hoppe
- G. Midway Planning: D. Kaup
- H. Environment: Scott Brown
- I. Parks and Rec: Helen Kinnaird

J. P3-Point Loma People for Progress:

9:15 V. Government Reports/Public Communications:

- A. Council District II: M. Awbrey, Staff Report
- B. City Planning: Staff

9:30 VI. Adjournment:

Next PCPB regular meeting 3701 Voltaire September 18th, 2008 at 6:30 PM Pt. Loma Library.

Future Review:

- A. Beck Residence Coastal Development Permit: 2071 Froude Street: Request to construct a new 2,708 square foot residential unit on a 7,000 square foot lot with an existing residential unit. The property is zoned RM-1-1 (Multi-family Residential).
- B. Point Loma Marketplace Coastal Development Permit/Planned Development Permit: 955 Catalina Blvd. Request to demolish an existing 3 story office building and a 1 story commercial building and to construct 3 commercial buildings totaling approximately 10,282 square feet.
- C. Gruber Residence Coastal Development Permit/Neighborhood Use Permit: 3434 Jennings Street. Request to construct a 2,356 square foot single family residence on a vacant 3,800 square foot lot.
- D. Lerner Residence: 3424 Jennings Street. Request to construct a 2,356 square foot single family residence on a vacant 3,800 square foot lot.
- E. T-Mobile Chatsworth ROW Neighborhood Use Permit: Request to install a wireless communication facility consisting of three (3) antennas on a new light standard and underground equipment within the public right-of-way. The project is proposed on the northeast corner of Chatsworth and Hyacinth

Peninsula Community Planning Board Minutes

July 17, 2008

Meeting Room- PT. Loma Library

I. Parliamentary items:

Meeting called to order by Chair C. Mellor at 6:35pm- with the Pledge of Allegiance

A. Non-Agenda items: speakers-topics

J. Ross – city council issue Grantville

C. Conger – airport

M. Story – traffic light

P. Miller – airport/cell tower

J. Shumaker - airport

B. Agenda: after discussion motion by D. Wiley to approve agenda was approved MSC (10 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,DD) -0-0

C. Meeting minutes: minutes were unanimously approved as read- secretary to forward to be posted on websites

D. Treasurer Report: no change approx. \$296 balance

E. Board Members Attendance:

D. Davis, S. Brown, S. Kilbourn-McGee, C. Mellor, D. Kaup, J. Shumaker, D. Wylie, C. Jones, J. Lester, C. Shinn, G. Halbert, S. Khalil (late) (M. Hoppe, H. Kinnaird excused absence) Doug Cohen (seated late after election)

Community Attendance: See sign in sheet- see attached

F. Chair Report: made LEED handout available he received at CPC for those who are interested
S. Khalil (arrived from airport meeting)

II Action Items: (note: reminder Board Chair not voting on action items unless to break tie typical)

a. Board Vacancy :after candidates Cohen and Graham (Weiner unable to be present this eve) gave statements board elected D. Cohen to fill the vacant seat of K. Rhodes via secret ballot (D. Cohen (8) Nancy Graham (3) June Weiner (1)) **NOTE:**

- ballots were recorded and kept that evening but there was no challenge of voting.
- Chair voted for officers allowed per current by-laws
- D. Cohen joined seated board members

b. Cannon Street Rezone: after discussion motion to recommend approval of the requested rezone and recommend that the planning Dept also consider rezoning the remnant RM zone behind the proposed rezone to CC-4-2 as well was approved MSC (10 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,SK)- (2 DD, DC)-0

c. Delima Guest Quarter and Garage Addition: (4452 Santa Cruz Ave) after discussion a motion by D. Davis to approve Delima Guest Quarter and Garage was approved MSC (12 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,SK, DD,DC)-0-0

d. Map Waiver (3838 Hugo St.): after discussion motion by C. Shinn to approve the request for Map Waiver was approved MSC (11 SB,SKM,DK,JS, DW,CJ,JL,CS,SK, DD,DC)- (1GH) -0

e. Lot Line Adjustment (411 & 425 San Gorgonio): after discussion a motion by G. Halbert to recommend approval was approved MSC (12 SB, SKM, DK, JS, DW,CJ,JL,CS,GH,SK, DD,DC)-0-0

f. Bocken Residence: (3661 Dupont St.): after discussion a motion by D. Davis to approve Bocken Residence as presented was approved MSC (12 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,SK, DD,DC)-0-0

III New/Old Business:

A. New business of Water Group (pipe replacement) was postponed

IV. Committee Reports:

Airport -**S. Khalil**

S. Khalil summarized on three meetings dealing with airport:

1. 7AM Airport Authority Ad-Hoc
 - Reiterated PCPB position in June (read memo)
 - Request to change date of public outreach to Sep 23rd 2008-will post
 - Mass transit discussion
2. 1PM ATAG (Special Advisory Committee)
 - Received updates cross border airport= tabled
 - Regional airport budgets
 - Destination Lindbergh 661 acres total (approx 220 acres already developed)
3. ? PM Airport Noise Advisory Committee
 - Received curfew violations and complaint stats- will post

After discussion a motion by C. Shinn to change airport meeting to Sep 23 (in lieu of the 25th) and collaborate with other Pt. Loma organization was approved MSC (11 SB,SKM,DK,JS, DW,JL,CS,GH,SK, DD,DC)-0- (1 CJ)

Project Review: **S. Kilbourn-McGee**

S. Kilbourn reported to better accommodate subcommittee requested new date to meet (2nd Monday of the month) and keep at the PL library. After discussion a motion by G. Halbert to move project review meetings to 2nd Monday of the month at PL Library was approved MSC (12 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,SK, DD,DC)-0-0

BUDG Ad- Hoc: **D. Davis**

D. Davis reported:

- subcommittee received initial draft of routes and schedules of methane transport Bullet trucks to and from waste water treatment facility at July 2nd meeting- City/BOC is going to make some minor adjustments and have been invited (tentatively accepted) to PCPB meeting Sep 18th 2008 to present to community.
- BOC = Developer/Contractor is trying to get funding (tax incentives) approved in congress hopefully AUG-SEP 2008 so not all items are proceeding full speed at this time.

Traffic & Transport: **G. Halbert**

G. Halbert accepted board volunteer D. Cohen to help on "Rosecrans St Corridor Study" representation

North Bay Rep: **S. Khalil**

S. Khalil fielded questions from community and will post info on website and next meeting date.

Signage: **M. Hoppe**

M. Hoppe absent (no report)

Parks & Rec: **H. Kinnaird**

H. Kinnaird absent (no report)

Midway Rep: **D. Kaup**

D. Kaup reported that meeting was canceled by others (sign posted) therefore no report

Historical: **M. Hoppe**

M. Hoppe absent (no report)

Environmental-Water: **S. Brown**

S. Brown reported that D. Wylie went to June 25th meeting who briefed those present that Navy Capt. Patten gave report updating the progress on the cleanup leaked fuel oil. (new material is absorbing unwanted fuel well- larger absorption at the beginning of the process) there are several components to this construction process of new tanks –additional info available next meeting for those interested

By-laws Ad- Hoc: **D. Wylie**

D. Wylie requested approval of board members who are interested in being on By-laws subcommittee to finish review previous drafts and get final draft “as a whole” back to Full Board for approval. D. Wylie reported that H. Kinnard expressed interest but could not be at meeting tonight. Interested board members to form subcommittee to join D. Wylie/H. Kinnard by show of hands were D. Davis, S. Kilbourn-McGee, J. Lester, S. Brown, (C. Mellor as ex-officio) were approved MSC (12 SB,SKM,DK,JS, DW,CJ,JL,CS,GH,SK, DD,DC) -0-0

CPC rep. & alt.: rep =**C. Mellor & C. Jones** No report

V. Gov’t Reports:

- M. Awbrey (Council District II) – answered/ will follow up on unanswered questions from board/community. Announced that city is assigning a project manager and will advertise for Aquatic Center design team selection to begin the design of the facility located at NTC.
- T. Kempton - reported that he was glad to see board being civil, functioning and getting their business completed per agenda. Reminded those present that the PCP Board is self-governing and should comply with their by-laws/600-24.

Meeting was adjourned approx 9:15pm

Respectfully submitted

Darrold Davis, Secretary

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Airport noise complaint phone #= 619 400-2799

Draft 7-21-08
Draft 7-26-08
Draft 8-21-08 -final