




AGENDA
PENINSULA COMMUNITY PLANNING
BOARD

3701 VOLTAIRE STREET, POINT LOMA LIBRARY

December 18, 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. Verizon Nimitz Neighborhood Use Permit: 1475 Catalina Blvd. Request to install 12 antennas and associated equipment for wireless communication on the All Soul's Episcopal Church building. Applicant Representative: Kerrigan Diehl
- B. Lerner Residence Coastal Development Permit/Neighborhood Use Permit: 3424 Jennings Street. Request to construct a 2,356 square foot single-family residence on a vacant 3,800 square foot lot. Applicant Representative: Albert Morone.
- C. Gruber Residences 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. Applicant Representative: Albert Morone.
- D. Reis Residence Coastal Development Permit: 3776 Jennings Street. Request to add 2,910 square feet and remodel an existing single family residence on a 0.20 acre site. Applicant Representative: Manuel Darosa

8:45 III. New/Old Business

- A. Update on BUDG project and show matrix of truck schedules and routes.
- B. San Diego County Regional Airport Authority- Ted Anasis will provide an update on SDIA Master Plan implementation and mitigation (noise / traffic / health / safety)

8:55 IV. Committee Reports

- A. Project Review: Shelly Kilbourn McGee
- B. By Laws (Ad Hoc): D. Wylie/J. Lester
- C. Airport Authority, ANAC, ATAG: S. Khalil C
- D. Election Committee, (Ad Hoc): Scott Brown
- E. B U Digester Gas (Ad Hoc): Darrold Davis
- F. Traffic and Transportation: G. Halbert
- G. North Bay Planning/Development: J. Lester
- H. Midway Planning: D. Kaup
- I. Environment: Doug Cohen
- J. Parks and Rec: Helen Kinnaird
- K. P3-Point Loma People for Progress: D. Wylie

9:20 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 **January 15th, 2009** at 6:30 PM Pt. Loma Library.

Future Review: (i.e. , a meeting in the future, not tonight)

- A. T-Mobile Narragansett 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. Applicant Representative: Darrell Daugherty
- C. Concord Street Lot Split: Request to split two lots on Concord Street for construction of two new SFH with a driveway entrance on Canon Street.
- D. 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. Applicant Representative: Darrell Daugherty
- E. Barnett Residence Coastal Development Permit: 4403 Del Monte Avenue. Request to demolish an existing residence and construct a new 4,051 square foot residence on a 0.16 acre site. Applicant Representative: Terry Montello

NOTICE OF MEETING
OF
PENINSULA COMMUNITY PLANNING
BOARD

Who: Peninsula Community Planning Board.
Public is invited and welcome to attend.

What: The Peninsula Community Planning Board is a Community Planning Group citizen organization that advises the City of San Diego on land use-based community goals and development proposals. PCPB is established in conformance with City policies and are "recognized" to provide official recommendations to the City.

When: **December 18, 2008**, 6:30 pm (Every Third Thursday of the Month in 2008)

Where: Point Loma Branch Hervey Library, 3701 Voltaire Street, San Diego

This notice and the meeting agenda will be posted on the web site at www.pcpb.net and at the Hervey Library.

**Questions? Contact Board Chairman, Chuck Mellor
619-222-2240**



Peninsula Community Planning Board Minutes
Nov 20- 2008
Meeting Room Pt. Loma Library

I. Parliamentary items:

Meeting called to order by C. Mellor approx. 6:35pm

A. **Non Agenda Public Comment:** speaker- topics

J. Gilhooly – methane gas management plan concerns

K. Lippitt – prevent youth drug abuse -opposes head shops in our community (www.saysandiego.org)

T. Delahanty – Airport Authority: concerns of our peninsula

C. Conger – PCPB Airport meeting Rep concerns

A. Jones – Ries Residence info request

J. Ross- Airport relocation planning needed

B. **Agenda** – approved

C. **Approval of Minutes:** after a discussion on recuse intent/definition draft of 16 Oct minutes as presented were approved as presented

D. **Treasurer report:** C. Shinn reported no change to balance = \$296.91

E. **Attendance: Board members** D. Wylie, D. Davis, S. Brown, C. Shinn, J. Lester, D. Kaup, C. Jones, S. Kilbourn-McGee, G. Halbert C. Mellor, D. Cohen, S. Khalil, H. Kinnaird Excused Absent: M. Hoppe, J. Shumaker,

Community Attendance: see sign in sheet attached

F. **Chair Report:** C. Mellor announced 24th November City meeting to review/interpret indemnification policy for planning board representatives

II. Action Items: (note: reminder Board Chair does not vote on action items unless to break a tie typical)

A. **Election Committee:** those present were reminded that five board member seats DW, CS, HK, CJ, DC are up for 2009 March election, after discussion that first Vice Chair H. Kinnaird is considering to run for re-election the Chair C. Mellor nominated S. Brown (as election subcommittee chair) and S. Khalil, S. Kilbourn- McGee, J. Lester, C. Mellor sub-comm. members which was approved MSC (11 DD, SB, CS, DK, CJ, SKM, JL, DC, SK, HK GH) – (1 DW)- 0

B. **Mitchell/Busch Residence (2930 Owen St.):** after discussion a motion by G. Halbert to approve project as shown is was approved MSC (9 DD, SB, CS, CJ, SKM, JL, DC, SK, GH) – (2 DW, DK) - (1 HK) note: there was no motion seconded therefore board did not support applicants request not to provide sloped pedestrian sidewalk per City's current requirement.

C. **Zybelman Residence (4487 Long Branch Ave.):** after discussion a motion by S. Khalil to approve project as presented was approved MSC (12 DD, SB, CS, CJ, SKM, JL, DC, SK, GH, DW, DK, HK)– 0 - 0

D. **Point Loma Market Place (955 Catalina Blvd.):** after discussion a motion to deny: The requested planned development permit would allow for deviations to provide for a quality project that can be an increased community benefit that is achieved through the use of deviations from the zoning code. The proposed project is an auto oriented development within a walkable residential neighborhood which includes a college university within a short walking distance. A deviation from parking regulations to support such an auto oriented commercial center in a area that could easily suffer from parking overflow is inappropriate by G. Halbert was approved MSC (8 DD, SB, DW, DK, DC, SK, JL, GH) –(2 SKM, CJ) – (2 CS, HK)

E. **Lener Residence (3424 Jennings St.):** applicant rep was not present –therefore no action was taken, item to be continued possibly at next regular meeting

F. **Gruber Residence (3434 Jennings St.):** applicant rep was not present –therefore no action was taken item to be continued possibly at next regular meeting

III New/Old Business:

A. **Eng. And Capital Production:** potable water improvements Group job #3013 replace water main lines on (see map exhibit) phase one construction to start approx. 2010 duration approx 180 days. Those present reminded city staff of settled trench hazard at Froude approx. Saratoga

IV. Sub-Committee Reports:

A. Project Review: S. Kilbourn McGee- reported next project review subcommittee meeting is Dec 8th 1PM- note G. Halbert announced that his new employment schedule will not allow meeting on Monday afternoons therefore will have to resign from PR subcommittee - those present accepted his resignation. (G. Halbert had to leave)

B. Airport Authority, ANAC (Airport Noise Advisory Comm.), ATAG (Airport (“land use compatibility”) Technical Advisory Group) and NTAG(Noise Tech. Advisory Group) : S. Khalil reported PCPB sub-committee met November 14th and made recommendations for that PCPB take a position on proposed “Inter-modal Center” being considered with additional gates on Pacific Coast Hwy. PCPB Airport Sub-committee was dark in October due to recent Town Hall meeting conducted September 23rd. Another town hall meeting is being planned for High Speed Rail/transportation theme topic first quarter 2009. ANAC and ATAG (Noise Mitigation and Land Use Planning Updates) reports posted on the PCPB website. NTAG – Part 150 Study update to Noise Exposure Maps on hold 2-3 month delay due to FAA approval of SDIA data and calibration of noise monitoring systems. SDCRAA Ad Hoc Committee (Destination Lindbergh) recommendations to be presented SDCR Airport Authority on regarding ultimate build-out of Lindbergh Field (SDIA) by February 2009. Four versions of concept “A” are being considered by Ad

Hoc and are now posted under "Destination Lindbergh" at the PCPB [Airport Committee webpage site](http://www.pcpb.net/airport.html). See committees link at PCPB.net website for Air Port Authority sub-committee page or < <http://www.pcpb.net/airport.html> >

- C. Bylaws (Ad Hoc): D. Wylie/ J. Lester: D. Wylie reported still working on typing proposed revisions- need more time.
- D. BU Digester Gas (Ad Hoc): D. Davis reported City Rep Tom A. accepted Dec 18th 2008 PCPB meeting- to brief those present on routes and schedules of proposed methane transport trucks
- E. Traffic and Transportation: G. Halbert (no report)
- F. North Bay Planning/Dev: J. Lester reported he was approved as rep
- G. Midway Planning: D. Kaup reported on 84 unit apartment project along Hancock St, problems still occurring with RV parking near Walter Anderson Nursery, some tenant changes occurring along Sports Arena Blvd (a 7-11 to replace Christian Bookstore when its lease is up end 2009) also new tanning salon same building.
- H. Environment: D. Cohen reported he met with Navy and was briefed on clean up progress (Navy trying to maximize efficiency of clean up method)-
- I. Parks Rec: H. Kinnaird -reported that Bernard site will be next focus of next meeting.
- J. P3: D Wylie-

V. Government Reports/Public Communication:

- A. Council District II. M. Awbrey- reported that Councilman K. Faulconer is voting against cuts to our local services.
- B. City Planning: T. Kempton no report

VI. Adjournment: approx: 9:30PM

Next PCPB regular meeting 3701 Voltaire St.: scheduled for December 18th, 2008 at 6:30PM

WWW.PCPB.NET

**Airport noise complaint phone 619 400-2799
Neighborhood Code compliance 619 236-5500**