

AGENDA
PENINSULA COMMUNITY PLANNING BOARD

3701 VOLTAIRE STREET, POINT LOMA LIBRARY

September 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. Tepper Residence Coastal Development Permit: 919 El Mac Place. Request to demolish 1815 square feet of an existing 2700 square foot single story house and to construct 1158 square feet to the first floor and add a 1303 square foot second story addition. A new 439 square foot garage is also proposed. Applicant: Ben Tepper
- B. Revision to Coastal Development Code, Draft: Continuation of the discussion on the merits of simplifying the 50 percent exemption rule. Gary Halbert.

8:15 III. New/Old Business

- A. Informational-NTC Foundation

8:25 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
 - 1. Update Town Hall Meeting, September 23rd
- C. By Laws (Ad Hoc): D. Wylie/J. Lester
- D. B U Digester Gas (Ad Hoc) Darrold Davis
- E. Traffic and Transportation: G. Halbert
- F. North Bay Planning/Development: S. Khalil
- G. Signage: M. Hoppe
- H. Midway Planning: D. Kaup
- I. Environment: Scott Brown
- J. Parks and Rec: Helen Kinnaird
- K. 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 October 16th, 2008 at 6:30 PM Pt. Loma Library.

Future Review:

- A. 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. Applicant Representative: Mark Linman

- B. 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. Applicant Representative: Albert Morone

- C. Lerner Residence: 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

- D. 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

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: September 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
Aug 21, 2008 -
Meeting Room- PT. Loma Library

I. Parliamentary items:

Meeting called to order by Chair C. Mellor at 6:43pm- with the Pledge of Allegiance

A. Non-Agenda items: speakers-topics

- C. Conger – thank you to former members
- B. Ingram – abuse ministerial permits
- M. Scherer – water conservation
- E. Goddard – density concerns

B. Agenda: after discussion motion to approve agenda as written was approved unanimously MSC 14-0-0

C. Meeting minutes: minutes were unanimously approved with corrected misspells secretary to forward to be posted on websites

D. Treasurer Report: no change approx. \$296.91 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, M. Hoppe, H. Kinnaird, Doug Cohen

Community Attendance: See sign in sheet- see attached

F. Chair Report: announced re-paving going on Catalina into the Cabrillo Monument the week of Aug 25th (details available upon request)

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

a. North Harbor Drive realignment Plan- after discussion motion by G. Halbert as follows:

Recommend approval of the proposed Street Vacation of a portion of North Harbor Drive with the following conditions:

- ***The street shall not be revised in roadway classification; it shall remain a four lane urban major street.***
- ***The redesigned North Harbor Drive should emphasize pedestrian and bicycle activity opportunities and not sacrifice the safety of these users to promote high speed vehicular traffic inappropriate for this village center.***
- ***The focus of the project and future redevelopment should be on creating a vibrant center for our community with an emphasis on pedestrian scale activities and preservation of view corridors to the Bay for all users, including auto passengers.***
- ***Redevelopment of the East Harbor area should be phased with the availability of the total supply of parking in the area.***

The existing deficiency of 216 parking spaces will not be fully addressed through the Harbor Dr. realignment project. The Harbor Dr. project will increase the parking supply by adding spaces in the proposed vacated portion of Harbor Dr. These spaces should be considered off-street public parking spaces, not "tenant" off-street parking.

All required parking for new development must be accommodated on-site (not relying on the parking created by the Harbor Dr realignment project) until the proposed parking structure on the former Westy's site is under construction.

Any proposed development that cannot accommodate its required parking on the development site should be restricted such that no building permit may be issued for the development until the parking structure has been assured through permit and bond (or other acceptable security).

- **Request that the Port District prepare a detailed parking management implementation plan and provide ample opportunities for community input on the plan. And, request that the Port District establish a standing community stakeholders' committee, including representatives of residents and businesses within ¼ mile and representatives appointed by PCPB and the Point Loma Association, to provide on-going oversight of parking management activities.**
- **Provide a park design of the linear park for review and comment by PCPB.**
- **Provide minimum 36" box size for all street trees and use larger trees in the median of North Harbor Drive.**
- **No 24 hour parking shall be permitted for airport overflow within the off-street public parking areas.**
- **Provide a right turn overlap from northbound Scott Street to eastbound North Harbor Drive as part of the intersection modifications.**
- **The Port District should work with the sportfishing industry to include the cost of parking in the off-street public parking areas as part of the daily sportfishing fare.**

was approved MSC (9 DD, SB, SKM, DW, CJ, CS, GH, HK, JL) – (3 JS, DK, MH,) – (2 DC, SK)

J Lester had to leave.

b. Peckham Plaza (5055 North Harbor Drive): after discussion motion by D. Davis to amend S. Khalil's previous seconded motion to remove applicants proposed monument signage (currently shown off site) was approved MSC (7 DD, SKM, DK, DC, HK, SK, GH) – (5 SB, CJ, DW, MH, CS) – (1 JS). S. Khalil motion to recommend approval of action item #B as presented without proposed sign element currently located in the right of way MSC (11- DD, SB, SKM, DK, CJ, CS, GH, SK, MH, HK, DC) – (1 DW) – (1 JS)

c. T-Mobile Narragansett ROW: (Catalina/ Narragansett) after discussion a motion by G. Halbert to amend D. Wylie's previously seconded motion to add requirement to improve 4 sidewalk corners of the intersection requested at subcommittee with ADA ramps was approved MSC (11 DD, SB, DW, JS, CJ, CS, GH, SK, MH, HK, DC) – (1 DK) – (1 SKM recused). D. Wylie's motion to recommend approval with the ADA improvement amendment was approved MSC (8 DD, SB, DW, JS, CS, GH, SK, HK, DC ?) – (2 MH, DK) – (2 CJ, JS) – (1 SKM recused)

Did not have time for remaining agenda IId, III, IV, V.- will schedule for Sep 18th meeting.

Adjourned approx. 9:45pm

Respectfully submitted

Darrold Davis, Secretary

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Airport noise complaint phone # = 619 400-2799