

Minutes
PENINSULA COMMUNITY PLANNING BOARD

3701 VOLTAIRE STREET, POINT LOMA LIBRARY

July 16, 2009

(<http://www.pcpb.net>)

I. Parliamentary Items – Meeting called to order by N. Graham (substituting for CM)
approximately 6:40 pm

A. Non Agenda Public Comment

John Peterson – Questions about the BU Digester Gas issue.

Dennis Pekin – Issues with enforcement for the Del Mar Avenue no left turn.

Jarvis Ross – Discussed Airport Authority Meeting and lack of PCPB representation.

Joyce Summer – Provided a CCDC update.

Jay Schumaker – Discussed his proposed Ideas Committee to develop ideas for improvements to Point Loma.

Suhail Khalil – Discussed the purpose of the PCPB Airport Committee, provided a written response to H. Kinnard's concerns regarding the subcommittee election process and protocol and responded to Mr. Ross's concerns regarding the July 9, 2009 SDCRAA meeting and indicated a complete update would be given during the committee updates segment of the agenda.

B. Approval of Agenda – approved by **9-0-(1 GH)** vote (Motion: Brown/Veum)

C. Approval of Minutes – approved by **9-0-(1 SK)** vote (Motion: Schumaker/Kaup)

D. Treasurer: N. Graham – reported no change to the account balance.

E. Attendance: D. Davis – Board Members Present: S. Kilbourn McGee, C. Veum, S. Khalil, D. Kaup, M. Sanicki, J. Schumaker, J. Lester, G. Halbert, D. Cohen, S. Brown; N. Graham. (Excused Absent: H. Kinnard, C. Mellor, M. Hoppe, D. Davis)

F. Chair Report: C. Mellor – N. Graham (substituting) reported on CPC. Issues included increase and restructuring of fees in the Development Services Department.

II. New/Old Business:

A. Update on all-way stop installation at the intersection of Leland St. and Larga Circle. G. Halbert gave an update on the status of the traffic study under review by the City engineers. The results of the previous study indicated that the City installed radar control did result in reduced speeds and therefore a new stop sign was not warranted. A new study has been prepared and its results are expected in August and will be reviewed at the August Transportation Subcommittee. Residents spoke about the need for the additional stop sign.

B. Update on Community Plan Activity - Ad Hoc Sub Committee- Co-Chairs, Nancy Graham & Chris Veum. N. Graham discussed the introduction of an Ad Hoc Committee and requested comments and suggestions from the Board and public for the Subcommittee.

III. Action Items:

A. Nichols Street Right-of-Way Settlement: Norm Magnusson provided an update (and background) of the issue and the proposed settlement between the City and the property owners to the south. Mr. Magnusson provided a draft

language for a motion by S. Khalil (J. Schumaker second) that stated the following: It is recommended that the property owners of 2905 Nichols St. be granted a 12.5 by 75 foot easement in the City right-of-way as shown on drawings dated 7-2-2009; and a Coastal Development Permit for a fence on the easement providing the following conditions are met:

1. The owners agree in writing to withdraw all lawsuits against the City.
2. All illegal fencing in the southern 25 feet of width of the City right-of-way and the illegal wall on the curb be removed by the Games.
3. That the easement conditions be as follows: Any easement must be a functional and interdependent part of the unobstructed Public View Corridor. To ensure this Public View Corridor integrity, no vegetation shall remain or be planted in the Easement Area which can grow higher than thirty (30) inches as defined by the "Sunset Western Garden Book" or similar reference. The only exception would be existing large vegetation on the steep bank with a slope of over 20 degrees, can be cut to a six (6) inch high stub allowing the roots to remain to prevent erosion; however, any growth from this vegetation must never be allowed to exceed thirty (30) inches by prompt trimming. Easement holder shall provide a list of proposed vegetation which shall be reviewed and approved by the City Forester. All vegetation within the Easement shall be watered and cared for by the Easement holder and their successor and assigns at no expense to the City. No temporary or permanent structures or objects of any kind are permitted in the Easement area, except for a fence not to exceed the 4 to 5 feet in height as shown on the July 2, 2009 plans, and be 75 percent open. Any new improvements will be subject to an Encroachment Removal Maintenance Agreement; however, these shall not exceed thirty (30) inches in height. City may, upon prior notice, enter upon the Easement to maintain, repair, and/or improve the Area pursuant to its reserved rights. If Easement holder and/or their successors in interest fail to comply with the conditions of the Easement, City shall provide Easement holder and/or successors in interest with thirty (30) days notice to cure the violation. If Easement holder does not cure the violation, Easement is automatically revoked and Easement holder shall remove all fencing and any unlawful vegetation or structures at the Easement holder's expense. City has the right to enter the Area and remove any unlawful structures or vegetation at Easement holder's expense. **(10, SKM, CV, SK, DK, MS, JS, JL, GH, DC, SB) – 0 - 0.**

IV. Committee Reports

- A. Parks and Rec: H. Kinnaird absent – No report
- B. Project Review: Shelly Kilbourn McGee – Reported the actions from the 7/13/09 PRC meeting. Discussed new membership on the PRC. The Board suggested placing the PRC membership on the next agenda.
- C. Airport Authority, ANAC, ATAG: S. Khalil – Provided an update on the Airport meetings. Reconfirmed attendance at the Airport Advisory meeting. Discussed the Regional Aviation Strategic Plan. Reported on the Airport Land Use Compatibility Subcommittee's plans to incorporate the Airport Expansion Plan. ATAG is in process of approving the FAA Part 150 study. A September workshop is planned to discuss the study. ANAC reports a 15 percent increase in operations. The complaint ratio has been requested. The Airport Advisory Committee discussed the

sustainability of the airport. The Subcommittee election process was discussed. S. Brown announced his resignation from the Airport Subcommittee. The resignation will be placed on the August agenda.

- D. B U Digester Gas (Ad Hoc): D. Davis absent – No report
- E. Traffic and Transportation: G. Halbert - R
- F. By Laws (Ad Hoc): J. Lester – Reported that the by laws were still being reviewed by the City.
- G. Midway Planning: D. Kaup – Report that Midway Planning has changed their name to North Bay Planning. No action items were presented at the July meeting.
- H. Environment: D. Cohen – Presented the status of the Fuel Plume and its retreat on the north side. An update was provided for the tank removal. The gas pipeline status will be presented in future reports.
- I. North Bay Planning/Development: J. Lester – No status was provided due to lighting/venue. A report will be given next month.
- J. Election Committee, (Ad Hoc): No report
- K. P3-Point Loma People for Progress: H. Kinnaird absent – No report.
- L. Sign Committee M. Sanicki – Reported that the Sign Committee will begin meeting on the last Wednesday of the month. An agenda will be posted and sent to all Board members. The first meeting will be to establish the goals of the Committee.

V. Government Reports/Public Communications:

A. Council District II: M. Awbrey, Staff Report – Discussed the Boat Channel and Mr. Faulkner’s discussions with BRAC to open up the channel for public use. The website PLfuel.com was provided for information regarding the plume. It was reported that alcohol citations are down from last year.

B. City Planning: Staff, Tony Kempton - Provided the status of the By laws under review by the City Attorney’s office. Discussed the complaint/challenge to the Point Loma Summit site visits. No violations were identified.

VI. Adjournment: 8:40 pm

Next PCPB regular meeting 3701 Voltaire **August 20, 2009** at 6:30 PM Pt. Loma Library.

Final : August 20, 2009