

Peninsula Community Planning Board - Agenda
Thursday, November 16, 2006, 6:30 - 9:30 pm

Pt. Loma Library, 3701 Poinsettia (parking on Udall)

I. Parliamentary Items (Note: Agenda items are subject to change)

6:30 A. Minutes Approval: October

6:35 B. Chair Report: C. Conger-CP Amendments: Kettenburg Mixed Use/Parking Overlay Extension near Voltaire/Udall/Whittier, Roseville, La Playa, West of Rosecrans St. 3. Bylaws Update Wed. 11/16, 1pm, 1018 Rosecrans

6:45 C. Treasurer: C. Shinn

6:50 D. Non-Agenda Public Input: 3-5 minutes each. person

II. Action Items/Project Review (2nd Wed./mo., 10:30 am, call 222-5490 to confirm location- Applicants confirm week Before)

7:00 A. T-Mobile Point Loma Nazarene, Shelly Kilbourn. Answers to community's questions before vote. 208-4685

7:10 B. 3610 DuPont St., Hope, Frost Residence, New Accessory Structure of 1,776 sf, 2-story on 14,000 sf SFR site, with existing 2 br.1 bath house(?) of 1500+ sf., (up to 25% of FAR, not a business or living). Structure to use "Electronic/ Hydraulic Lifts." Steel structure? 2nd Story weight. Capacity? Insulation? Drainage? Displacement of stormwater?

7:20 D. The Rock Church/HTH/McMillin: Parking Space status at NTC? Parking Garage at NTC? Parking Lights?

7:25 E. NTC Ocean Village, Appeal to Hearing officer rejected; New Planning Commission Mtg. Result (today). Liberty Station Organization (LSO) '500 Waterfront' Pkg. Lot Spaces 'vs.' Kuumeyyay, Portuguese, S. Pacific Historic Boating Villages/Boatmaking' vs. demo of 11 'Working' Buildings. Issues discussed.

III. Committee Reports

7:30 A. Environmental: 'Plume' Report from Aug. 1st Navy/Residents Coordination Group/Beacon Report:. J. Adriany

7:40 B C. Parks & Recreation: D. Wylie report.

7:45 D. Project Review: G. Page/C. Conger, results of recent hearings/appeals

7:50 E. Traffic, Transportation & Safety: G. Robinson- Increasing number of DUIs, Traffic Issues Report, Joint Traffic Committee report

7:55 F. Arts & Culture: Position Open

8:00 G. Airport Authority-ANAC (Report Noise Violations at: 400-2799)-L. Murphy/Agee/Conger Airport Master Plan

Call Chair for info. (619-665-3210)

8:10 H. PCPB Website: H. Kinnaird

8:15 I. Sign Committee: D. Wylie/M. Valentine, 4. NTC Sign Plan- Back from Historical & approximately . Four 'changes' made, ignored most of our requests. Added multiple signs along Rosecrans St.

IV. Government Office Reports/Public Communications:

8:15 A. L/T Planning-T.Kempton 1. Parking Lights at NTC 2. Report.

8:25 B. Council District 2 Office-Mabry 1. Cell phone appl.1775 Catalina? (repeat) 2. Annual NTC

Parking Plan Review by PCPB discussed at mtg. 11/17/06 for Shoreline Plaza/Ocean Village.

8:35 C. Redevelopment Agency Rep.: 1. NTC 'Redevelopment Project Area Committee' creation 2. NTC Redevelopment's 'shared' Funding with City?(repeated)

8:40 V. New/Old Business:

8:45 VI. Adjournment

Future Projects to Review:

1. Nickolodian Hotel at NTC. 650 business & family entertainment hotel, east side of channel. Waterpark.

2. 4521 Bermuda, Sigler, Existing 2 story, variance for bridge to new detached gar, w/'Guest Qtrs. Below' on 6585 sf lot, RS1-7,Zone, Pkg.

3. Street Vacation Applications for Bangor, (Must have Public Benefits)

4. Street Vacation Applications for 1944 Plum St (Must have Public Benefit)

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5. 807 Golden Park, PM Farah Mahzari 446-5360, Zain Rodriquez Addition of 1277 sf to on .Add 1277 sf to 5618 existing SFR on 16,335 sf lot in RS-1-4 zone, .48 FAR Companion Unit. +1 Garages, 2nd Unit? Over height Walls, Coastal Overlay (non-appealable), Coastal Ht. Limit, Airport Approach, Parking Impact Overlay, Dan Stricker-PM 446-5251
6. 3119 Carleton-, W. Stricker owner, Lawrence Cole, 5009 lot, 4 New 'Apts.' to 'condos'.6 Pkg.? asking for 8. Waiver of Undergrounding Wiring
7. 3036 Oliphant, W. Stricker owner, L/ Cole, 5009 sf lot,4 New 'Apts.' to 'condos'.6 Pkg.? asking for 8. Waiver of Undergrounding Wiring.
RM 3-7, Coastal Ht., (Parking Impact?, Community Plan Implementation Overlay Area B?) PM: Laila Iskandar 446-5297
3. 3119 Hugo, W. Stricker owner, L. Cole, 5009 sf lot,4 New 'Apts.' to 'condos'.6 Pkg.? asking for 8. . Waiver of Undergrounding Wiring.
RM 3-7, Coastal Ht., (Parking Impact?, Community Plan Implementation Overlay Area B?) PM: Laila Iskandar 446-5297 ('non-std. driveway on Hugo St.& restore historic sidewalk scoring pattern, & install new street lights, removal of all existing water/sewer. Height, (Parking Impact?, Community Plan Implementation Overlay Area B?) Request Waiver of Undergrounding Wiring. PM: Laila Iskandar 446-5297
(Agenda Copy posted at Pt. Loma Library, .Info. and/or scheduling, please call Chair: Cynthia Conger 665-3210/Email seaportcynthia@aol.com)

PENINSULA COMMUNITY PLANNING BOARD MINUTES
Thursday October 19, 2006
Point Loma Library, Voltaire Street

- I. Parliamentary Items:** Meeting called to order at 6:30 P.M. by Chair Cynthia Conger
- A. Minutes Approval:** September minutes approved as read
 - B. Chair Report:** C. Conger announced resolution to appoint Maggie Valentine s North Bay Representative as well as Elections Representative. Also announced By Laws Committee met Wed. the 11th at the Living Room upstairs. Next meeting to be 10-25-06 to be held same place at 11 AM.
 - C. Treasurer Report:** C. Shinn motioned to reimburse D. Wylie for \$37.70 for tape recorder. MSC 11-0-0.
 - D. Attendance:** C. Conger, G. Robinson, D. Wylie, E. Goddard, Maggie Valentine, C. Shinn, J. Ross, Helen Kinnaird, C. Jones, G. Page, K. Rhodes. Public Attendance: S. Petit, D. Dickhlseil, J. Quinn, E. Stevens, N.& T. Magneson, T. Xavier, W.A. Rowling, P. Houshmand, T. Houlton, G. Halvbert. City Reps: M. Awbrey, T. Kempton. Presenters: T. Marinoncelli, J.Bushberg, R. Wassem, A. Beste.
 - E. Non-Agenda Public Input:** Susan Petit presented complaint of self and neighbors regarding over building Of area that affects view and values of existing homes on Trieste. She brought up specific questions regarding how original permits can be increased and referenced 1246 Trieste as example which now has an increase of 645 sq.ft. Several other examples were cited. According to S. Petit and others this is a frequent occurrence which not only changes character of community but has the appearance of “favoritism”. Discussion ensued with request by Chair for T. Kempton to inquire from Developmental Services as to how and why this came about.
- II. Committee Reports:**
- A. Environmental:** J. Adriany not present. Sent note advising Navy non specific in disclosing any recent news events or update concerning plume. Will report update next month.
 - B. Historical & Community Plan Update:** K, Rhodes presented proposal for Community Plan Update re Parking impact overlay zones to be extended to include all areas of the Peninsula not zoned for single Family homes. Attached documentation was given to all members. Motion was made to support. MSC 10-0-1. Abstaining due to concern affordable housing would be reduced. Reported no schedule yet on De Freitas appeal.
 - C. Parks and Rec:** D. Wylie presented resume of Ann Swanson for review and recommended Ann be Accepted as member of Parks and Rec committee. MSC 11-0-0. D. Requested C Shinn to update Board re status of Park at Barnard. C. Shinn will continue to work establishing development of 2.5 acres neighbor hood park next to Barnard school. Discussion of Pocket Park at Canon & Avenida de Portugal followed. T. Kempton reminded that home owners approval necessary for access. Parks and Rec have agreed need to make acquisition of the land with Canon access and to be maintained by Parks and Rec. . motion to support pocket park at Canon & Avenida de Portugal. MSC 11-0-0. C. Shinn brought up complaint of oversized vehicles that abuse parking regulations and recommended an increase in fines to Discourage abuse as well as to increase funds. C. Shinn brought attention to R.V’s,vans that permanently park near Correia Jr. High on Famosa and Valeta Streets. This is possible abuse of regulations as well as presenting a possible profound safety issue for children walking to and from school. M. Awbrey recommended sending e-mails to K. Faulconer with license # to ensure Ready Enforcement of the 72 hr limit and document safety issue of children as well. T. Kempton commented large vehicle ordinance currently seemingly dormant and stated he would look into resuscitation.
 - D. Project Review:** Recent appeal at City failed. G. Page to forward letter concerning the lack of Cumulative Traffic Study”.
 - E. Traffic/Transportation & Safety:** G. Robinson reported sending letter to City requesting grant for \$300,000 from the State to study Rosecrans Street Traffic Corridor from I-5 to Talbot. He also brought up safety issue on Voltaire and motioned to oppose stop sign to replace light at Wabaska and Voltaire. MSC 8-2-1. Abstaining vote due to lack of knowledge of issue.

- G. Airport Authority:** L. Murphy reported specific notice to be prepared for delivery to Airport Authority Board and elected representatives. Subject of notice is PCPB Rejection of the Master Plan Draft EIR because the "No project alternative" does not reflect impact of an unimproved facility of flight frequency, noise, safety and vehicular traffic. Also to inform Airport Authority Board and Caltrans Aviation Division that PCPB expect same rights (mitigation efforts and accommodations) afforded the intervenors to the variance as measured by CNEL or SENL.(Single Event Noise Level). Variance requested asks for concession to expand noise to 6500 decibels.
- H. Midway Planning:** M. Scherer reported Midway Group had requested Annexing MCRD from PCPB, However, she responded to Midway Group that PCPB had denied the request.

III. Government Office Reports/ Communications

- A. Long Term Planning:** T. Kempton reports no PAC due to NTC being result of BRAC. Continues to be A question regarding allocation of increased tax increments and to the use they are being directed.. It was relayed that originally there was no need for advice on tax increments from the NTC project, however now there are residents and tenants who, by law, require representation. Matt Aubrey suggested further info may come from K. Faulconer who is on the Redevelopment Board. He also suggested contacting Libby Day as she is consultant from City on Navy Plume remediations. Maggie Valentine brought up complaint regarding the nuisance lights on Rosecrans. Discussion followed and motion made to reduce lights commensurate with safety and that any remaining lights be shielded to reduce light into surrounding residential community. MSC 11-0-0.
- B. Council District 2 Office:** M. Awbrey reported no further info on 1775 Catalina application for cell phone antenna. He spoke with Libby Day re line of credit for consultants/Navy to clean toxic waste on NTC and boat channel. He further stated that Redevelopment Agency last December funded a Consultant for Midway and the Peninsula and with these two projects underway funding for Community Plan Update should be available from those tax increment revenue sources. He noted the Precise plan at NTC has reference to annual review of parking issues which has not been done. Originally City Council said No to more parking and a 3 story parking garage was proposed prior to any additional building. Garage was never completed. Discussion ensued which prompted J. Ross to disclose his recent visit to City Council in which closing of City Pool by Mayor was discussed. He further stated "people San Diego voted for strong government but that City Council should retain right to approve or Veto any mayoral changes if the change proposed was not to the benefit of the public". His motion is Stated as follows: The Peninsula Community Planning Board supports that the City Council is the Elected legislative body representing the public and retains the right to approve or veto any mayoral Changes to the City's Budget and/or other items within their jurisdiction. MSC 10-0-1. Abstaining Vote due to disagreement with policy.

IV. Action Items/Project Review: Project Review second Wednesday of month. Call C. Conger for Location or to schedule hearing. Ph 222-5490.

- A. Nichols Street Vacation:** Sabin and Ellis, homeowners at 2900 and 2905 Nichols were not present. Norm Magneson spoke in detail with poster presentation of proposed solution to Public View corridor at end of Nichols St. His limited encroachment agreement had recently been accepted by the PCPB as well as a unanimous acceptance by the Point Loma Association at a recent meeting. He reported meeting with M. Aguirre and K Faulconer on October 20th in which M. Aguirre was adamantly opposed to giving away city property and wanted to study the ramifications further in that it would be a precedent setting case. Time is of the essence as final hearing before judge ruling is slated for November 9th. K. Rhodes motion as follows: Sabin, Ellis Nichols St. Beach access plan is not recommended. It does not meet basic public view corridor requirements of the "Peninsula Community Plan and local coastal land use plan". It also contains features which are unacceptable related to gate, fencing, path construction, parking, etc. A street vacation for this critical public view corridor should not be allowed. A limited encroachment agreement with enforceable restrictions agreed to by the Planning Board might be acceptable. MSC 11-0-0. E. Goddard motioned that Nichols St. Public Access Corridor be part of historic La Playa Trails with monument marker & bench s this was Original Trail site. MSC 11-0-0.

- B. T-Mobile:** Involves request by T-Mobile for cell phone antenna placement on PLNU. T-Mobile has responded to community questioning the placement as it is near elementary schools as well as college dorms. Ted Marincelli, Executive with T-Mobile briefed with remarks and introduced Jerrold T. Bushberg M.D. an Environmental Consultant from Sacramento who personally viewed the site at the University and presented his radio frequency analysis. He stated emissions at site below level thought to be harmful therefore site meets FCC requirements. He further stated that radio waves traveled out and upward not down, thereby reducing chances of any contact. He also stated that European standards were similar to US and not as frequently rumored to be more restrictive. Ann and Eric Beste for themselves and on behalf of other concerned parents of Sunset View Elementary School presented a position paper outlining reasons for opposition to T-Mobile's application for cell tower permit. The three points made in this presentation include the prohibition of all sites on properties designated historical, that which constitutes a view corridor, involves ecological, archeological and paleontological resources. They objected to cell sites lower than 10 ft from the ground as well. As a result of this presentation paper it was motioned that T-Mobile respond to each point made prior to PCPB approving application for permit. MSC 11-0-0.
- C. 626 San Antonio:** Rowling remodel consisting of 1764 sq. ft. plus additional garage on 6250 sq. ft lot. MSC: 10-0-1. Abstaining vote due to being unfamiliar with property.
- D. Rock Church/HTH:** No representation present to discuss plans for additional parking due to increase of members applied for on the website from 3600 to 7200 families.
- E. NTC Ocean Village:** Appeal filed to oppose water front parking to be increased from 334 spaces to 500 spaces.
- V. New/Old Business: None**
- VI. Adjournment:** Meeting adjourned at 9:25 P.M.

Respectfully submitted
D. Wylie Secretary