

Peninsula Community Planning Board Agenda

Thursday, April 19, 2007, 6:30 pm, Pt. Loma Library
3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

- 6:30 I. **Parliamentary Items** (Note: Agenda Items subject to Change)
- A.. **Non-Agenda Public Input** (3 min. ea.)
 - B. **Vice Chair Report:** G.Robinson March Election Results. Vote for New PCPB Officers.
 - C. **Minutes Approval:** March' 07
 - D. **Treasurer:** C. Shinn
- 7:25 II. **Government Reports/Public communications:**
- A. **Council District 2:** M. Awbrey, Barnard Park mtgs.post-poned, Canon St. response
None from Park & Rec nor Jim Waring, RE Assets
 - B. **Dan Frazee, Airport Authority Atty.** RE: 'missing' 26th Noise Monitor (RMT8) for N. Plumosa Park area of Loma Portal. DFrazee@san.org
 - C. Dr. Richard Andujo, The Rock Church, Doug Childress, Executive Pastor Church Operations, Rock Church, 2448 Historic Decatur Road #105 (H.Kinnaird)
 - D. **Pat Baker/Lee Lipsey PLA**, Pt. Loma Concert Support letter.
- 8:10 III. **Action Items:** Project Review (2nd Wed.May, 10:30 am, 3115 Loma Riviera Dr.-Applicants call 665-3510 C.Conger)
- A. **1937 Guizot**-2133 sf Addition, Walls in public R.O.W./Corner Visibility, Open Garage. Zoned RS 1-7, *concern on past building code violations/'bulk & scale' from end to end of lot.* (postponed)
 - B. **4484 Saratoga** – Ghelardi, Guest Qtrs. In R-S-1-7 zone. Bldg. to be torn down completely (50% rule) & 1 story deck, & carport, 550 sf 'guest qtrs.' Rebuilt (former unit), removing former status of 2nd unit being grandfathered in. (PRC Motion to approve, only if Signed application for 'non-occupancy' of Guest Qtrs.) Is received by PCPB & to be recorded with County Assessor. (PRC vote 3-2-1 in March-no show in April.)
 - C. **3371 Valemont.** Tour of site 4/21 10 am. 2nd sty. 722 sf (*Total 1339 sf*) Guest Qtrs. above gar. + storage of 146' below. Asking for 2nd 'entrance' onto 6237 sf lot., on steep slope in canyon. Vote to P/Pone to May. 7-0-0.
 - D. **766 Rosecrans.** Totah 4845 sf addition to 4385 sf existing house. on 17,197 sf lot. 3 stys. Vote to post-poner til May 8-0-0
 - E. **819 Rosecrans St.**, Spanniga 2nd Story Modify/Addition 3017 sf. on 5,387 sf site. Approved by committee 7-0-0.
 - F. Information/Discussion of Issues w/**Pt. Loma Townhomes** at former Kettenburg site,Scott/Carleton.
- 9:00 IV. **Committee Reports:**
- A. **Parks & Recreation** (4th Wed. 7 pm, 2830 Shelter Is. Dr.): D.Wylie. Mtg. cancelled.
 - B. **Midway Planning:** M. Scherer
 - C. **Northbay Redevelopment** (5x/yr.,alt. mos. On Tues., 7:30 am): M.Valentine
 - D. **Traffic & Transportation:** G.Robinson
 - E. **Historical** (2nd Wed. of mo.): K.Rhodes
 - F. **Neighborhood Signs:** K.Rhodes
 - G. **Airport Authority/ANAC(Report Noise Violations 400-2789)**L.Murphy. Avigation Easements-called "Overflight Disclosures/Easements" to be presented by AA-contact Linda Johnson. 400-2799 ATAG Subcommittee meeting, beige bldg. in Terminal 2, **Tuesday, April 24, 2007 9:30 AM-12:00 PM Where: T2 East, Airport System Planning, Conference Room"**
- V. **New/Old Business:**
- A. Luce Auditorium
 - B. PCPB Website
 - C. By-Laws Update
- VI. **Adjournment** (Next PCPB Proj. Review will be Wed. April am at 3115 Loma Riviera Dr.,normal is 2nd Wed. of mo.)
- Future Review:
- 2. **484 San Elijo**, Allen/Pappas, demo existing (blt.'49) & bld.new 6801sq.ft. SFR and 2100 sf 2 story, Garage on 22,500 sf site in RS 1-4 zone. 937 sf. Decks. Ht.limit,Pkg. Impact, Coastal
 - 3. **Pt. Loma Townhomes**, at former Kettenburg site, R. Wasse available for comment.(4th time for info.)
 - 4. **Nickolodean** 650 suite-rm. Hotel (2nd time info.) on East side of NTC (Liberty Station) Channel, next to Airport, where parking now is for Airport.
 - 5. Street **Vacation for Bangor** (must have public benefit)
 - 6. Street **Vacation for 1944 Plum St.**, Hansson (must have public benefit) (May)

Addendum to Agenda: March PCPB Election Alternatives

1. The Board orders a new election to replace Davis for lack of meeting attendance (According to By-Laws addendum and Roberts Rules).
2. The Board orders a new election to replace the four candidates that did not receive a majority: Davis, Goddard, Halbert, and Ross (Article Five, Section Five, #f of By-Laws and Roberts' Rules).
3. The Board accepts the five elected candidates: Shumaker, Davis, Goddard, Halbert, and Ross.
4. The Board disqualifies Davis because of his failure to attend a meeting, and Conger assumes his place.
5. The Board votes to follow the "Shumaker compromise" where either Davis or Conger is designated an alternate member of the Board.
6. The Board votes to follow the "Robinson compromise" and amends the By-Laws and seats both Davis and Conger as Board members.
7. The Board votes to accept Robinson's resignation in favor of Conger.

PENINSULA COMMUNITY PLANNING BOARD MINUTES
3701 Voltaire Street, Point Loma Library
Thursday March 15, 2007 6:30PM

- I. Parliamentary Items:** Meeting called to order by Chair, C. Conger at 6:40PM
- A. Minutes approval:** February minutes approved with changes. Changes incorporated and sent and mailed to those with out e mail.
 - B. Treasurer:** C. Shinn, no change
 - C. Chair Report:** C. Conger reported on election taking place, invited Norm Magneson to present report on Nichols Street Changes and successful conclusion after working with new owner of the Ellis property, Steve Games. Public view and access to be honored. For details see pcpb.net website. Magneson's plan approved by the PLA 17-0-0 and by PCPB on October 19, 2006. Games to provide permits, fund path to bay. Motion made by D. Wylie to approve the Nichols St. Settlement concept plan of March 3, 2007 and will support the City Settlement Agreement related there to: Approved MSC 8-0-0.
 - D. Election Proceedings:** Gregg Robinson, chair of election committee commenced 3 minute presentations by applicants at 6:55 PM.
 - 1, Conger, Cynthia: Current Chair, many accomplishments, 95% of projects approved as well as other Missions.
 - 2. Cormier, Dennis: Engineering degree, reiterated planning abilities and execution of same.
 - 3. Davis, Darrold: Licensed Architect, Graduate of Arizona State University. Manager of CCBG
 - 4. Fisher, Guy: Engineer, retired. Has experience in structural as well as
 - 5. Goddard, Edwina: Retired, degree in History and Geography SSU. Native with Historical views
 - 6. Halbert, Gary: Public Administration, certified Planner, Traffic Engineering and Land Use
 - 7. Steve Khalil: BS Bus Administration & Econ, Building, Business and Real Estate experience.
 - 8. Ross, Jarvis: Haverford Prep & BA College of Wooster, USMilitary, Engineering, Fire, Realtor, Admin
 - 9. Shumaker, Jay: Licensed Architect, AIA Member, worked with Airport, NTC and housing quality.
 - E. Non-Agenda Input:** None
 - F. Attendance: Board:** C. Conger, D. Wylie, M. Valentine, G. Robinson, E. Goddard, C. Jones, J. Page, C. Shinn, J. Ross, H. Kinnaird, P. Rank: Absent: K.Rhodes, C.Pearson. Audience: N.Magneson, K Springer, C Zolezzi, K.Davis R.Wassem, B.Decker, J.Myers, J.Summers, J.Shumaker,D.Davis, G.Fisher,S.Khalil, G.Halbert, D.Cormier.A.Beste City: T. Kempton, M.Awbrey, L. Day,C.Shisler.D.Reichart, J. Varley
- II. Government Reports/Public Communications:**
- A. Council District 2:** M. Awbrey reported meeting March 28th 3 PM at Naval Base Guadalcanal St. City is funding a guardrail. Libby Day from Redevelopment Agency reported on alternative source of funding for Lo-Moderate housing. She reports that Banks will loan money for Projects with Lo-Moderate housing to be included with a repayment plan. The four project areas of North Bay, NTC, City Heights and North Park would be required to fund the monies for unnamed projects in unknown areas. M. Valentine questioned and then stated the PAC will not get an opportunity or a voice on which projects would be choosen. No action or motions were made.
- III. Committee Reports:**
- A. Parks and Recreation:** Parks and Rec Committee will be meeting at new date of Second Tuesday of the month, at same time 6PM at location to be announced.
 - B. Midway Planning:** Mignon Scherer reported.
 - C. North Bay Redevelopment:** M. Valentine reported 11 projects last 4 or 4 years that need funding from a priority list but the money has gone to others projects at re-development requests.
 - D. Traffic and Transportation:** G. Robinson (See action item on IV-D).
 - E. Historical:** KRhodes not present
 - F. Neighborhood Signs:** KRhodes not present.
 - G. Airport Authority/ANAC:** C. Conger reviewed easement plan
- IV. Action Items:**
- A. 1937 Guizot:** Tabled
 - B. 4484 Saratoga:** Guests quarters, Owners not present
 - C. Fire Station #22:** Dana Springer presented update on art to be implemented on new Station. Discussion

centered on objections regarding color, busyness, more highlighting of fireman and local features such as the lighthouse. D. Springer agreed to return later taking comments and suggestions into consideration.

D. Lomaland Drive Traffic: Mitigation for PLNU traffic Project was reviewed and motion made to approve settlement presented by neighbor, with "hatching" on the street. Approved **MSC 8-0-0**. Neighbor questioned due to Not being included in previous discussions. Will address later

E. Report of Talled Election Votes: Report withheld due to a close vote and all Election Materials were taken by Tony Kempton for City to recount and certify.

V. New/Old Business: Objections to 4 way stop at Lomaland revisited by concerned neighbor. Will table for further Review.

VI. Adjournment: Next Project Review to be April 11, 2007 at 10:30 at Loma Riviera Drive. Regular Board meeting to Be April 19, 2007 at the Point Loma Library.
Meeting adjourned at 9.45 PM.

Respectfully submitted,
D. Wylie Secretary