

Tent. Peninsula Community Planning Board Agenda

Thursday, March 15, 2007, 6:30 pm, Pt. Loma Library

ANNUAL ELECTION: BALLOTS OPEN 4-8:00 pm

3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

- 6:30 I. **Parliamentary Items** (Note: Agenda Items subject to Change)
- A. **Minutes Approval:** February' 07
 - B. **Treasurer:** C. Shinn
 - C. **Chair Report:** C. Conger-Nichols Street Agreement, Elections Introduction
- 6:40 D. **Candidate Statements:** (alphabetically) Cynthia Conger, Darrold Davis, Jack Fisher, Gary Halbert, Mark Hoppe, Suhail Kahlil, Edwinna Goddard, Cleo Pearson, Jarvis Ross, Christy Shisler, Jay Shumaker
- E. **Non-Agenda Public Input** (3 min. ea.)
- 7:25 II. **Government Reports/Public communications:**
- A. **Council District 2:** M. Awbrey, Barnard Park
- III. **Committee Reports:**
- A. **Parks & Recreation** (4th Wed. 7 pm, 2830 Shelter Is. Dr.): D.Wylie.
 - B. **Midway Planning:** M. Scherer
 - C. **Northbay Redevelopment** (5x/yr., alt. mos. On Tues., 7:30 am): M.Valentine
 - D. **Traffic & Transportation:** G.Robinson, Committee meeting, action item below, 3-23 mtg., 3pm
 - E. **Historical** (2nd Wed. of mo.): K.Rhodes
 - F. **Neighborhood Signs:** K.Rhodes
- 8:00 G. **Airport Authority/ANAC(Report Noise Violations 400-2789)**Conger/L.Murphy. Avigation Easements-called "Overflight Easements" will Remove Private Property Rights, Value & Enjoyment-for all Peninsula, OB,Mission & Bankers Hills, Mission Beach, Coronado, etc. residences.
- IV. **Action Items:** Project Review (March 11, 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.*
 - 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)
 - C. **Fire Station 22-Dana S.**, Public Art for New Fire Station.
 - D. **Lomaland Drive** Traffic Issue, Mitigation for PLNU traffic
 - E. **Report of Tallied Election Votes**
- V. **New/Old Business:**
- VI. **Adjournment** (Next PCPB Proj. Review will be Wed. April am at 3115 Loma Riviera Dr.,normal is 2nd Wed. of mo.)

Future Review:

1. Dan Frazee: **SD Airport Authority: Remote Noise monitoring terminal (RMT#8)** relocation (April)
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. **766 Rosecrans St.**Bayview Common property Trust/Totah, 4845 Sf (3 sty). addition to existing 3296 sf SFR. on 17,200 sf lot
4. **Pt. Loma Townhomes**, at former Kettenburg site, R. Wassem available for comment.(4th time for info.)
5. **3371 Valemont**. Liberatore/ Shaputnic, Add new 1409 sf, 2 sty. Structure incl. a 723 sf guest hse on top of Gar. With existing 1340 sf house on 6237 sf lot in RS 1-7 zone, 143' storage in garage, Ht. Limt. Airport Approach, Coastal.
6. **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.
7. Street **Vacation for Bangor** (must have public benefit)
8. Street **Vacation for 1944 Plum St.**, Hansson (must have public benefit) (April)
9. Dr. Richard Andujo, The Rock Church, Doug Childress, Executive Pastor Church Operations, Rock Church, 2448 Historic Decatur Road #105
10. **819 Rosecrans St.**, Spanniga/ Self, Addition to 2320 sf SFR on 5387 sf lot in RS 1-7,Pkg.Impact,Ht. Limit,First Public Roadway,Expand 2nd flr. Mstr.Bdrm., Add Office at West Side, Add new Deck at east side of Great Room, 1st story addition, Excavate & construct new extension of first floor over basement parking. FAR? Coastal Appealable

Peninsula Community Planning Board Minutes
3701 Voltaire Street, Library Point Loma
Thursday February 15, 2007 6:30PM

1. **Parliamentary Items:** Meeting called to order by C. Conger, Chair at 6:40PM
 - A. **Minutes Approval:** Minutes read and approved. November minutes corrected as presented.
 - B. **Treasurers Report:** C. Shinn
 - C. **Chair Report:** C. Conger reported annual elections were to be held March 15, 2007. Meeting to be held at 6:30PM but voting To begin at 4PM and polls open til 8PM. A Forum was mentioned like as in past years but there was no motion or further Discussion concerning same.. Shoreline Plaza Appeal to be held at a future date to be announced later.
 - D. **Non-Agenda Public Input:** John Adriany reported on Navy Plume. He presented a detailed analysis of specific chemicals and Spoke to the remedies. He reiterated his grave concern over handling and suggested that Board involve Duncan Hunter to Assist. A Call to Action for all citizenry and the Board was made in order to inform and alert the dangers. See the Web site www.pcpb.net for the complete essay regarding his concerns. Jay Shumaker provided a video presentation of a Shoreline Plaza plan in which he re-engineered parking to better serve the retail district and to employ more park open space. This did not address saving Building 186 which is scheduled for demolition. This is being appealed by PCPB and CCC.
 - E. **Attendance:** Board: C. Conger, D. Wylie, J. Ross, C. Shinn, C. Pearson, E. Goddard, C. Jones, M. Scherer, G. Page, H. Kinnaird Gregg Robinson (Excused), K. Rhodes (Excused) Presenters: J. Shumaker, E. Preciux, Ben Cassares, J. Adriany, M. Stevens, Tricia McCall, Richard Snow, V. Sherriff. Public: R. Wassem, M. Awbrey, T. Kempton, C. Zolezzi, S. Khalil, Henke, Schisler, A & Burks, J. Seaman, K. Kapp, Kutshke, J. Quinn, R. Meyer, D. Castellanos.
- II. **Committee Reports:**
 - A. **Parks & Recreation:** D. Wylie reported attending a meeting on 1 February at Balboa Park re shifting some of Park Services. Rony Froman and Rick Reynolds presented the re-organization plan. Park planners will be folded into other depts. And other large chunks of park departments will go to other areas. Most of the change will involve park grounds keepers, custodians & other maintenance workers who would be shifted to General Services. Rony Froman will take over as General Manager of The Parks and Rec Department. She attended a meeting of the Ocean Beach Rec Council on February 13 at Which time Tony Bonacorsi announced City had approved a go ahead on Barnard Park joint use plan. He announced there was \$585,000 available. Chair corrected that from the drawings exhibited & having been on the School District's Excess School Property Committee (ESP) for the past 3 years, that the site being considered for developing a joint use park is actually not the excess 2.5 acres that the funding was supposed to develop but a plan to develop 2.2 acres of School District Property that the District needed for its school site playground. This confirms why no one from the committee nor from Mr. DeBeck knew anything about this. Chair asked for contacts at the school District and City to discuss this change of plan.
 - B. **Midway Planning:** Mignon Scherer reported the Stella Project going forward, also condos near Washington and Mission Brewery development. City currently looking at Sports Arena for sale or redevelopment.
 - C. **Airport Authority/ANAC:** Lance Murphy not present. C. Conger announced L. Murphy to report next meeting and reported new info re increased flights and new flight patterns and "easement" affecting air space in all of Pt Loma and surrounding area
 - D. **North Bay Re-Development:** M. Valentine no report. 5 times a year meeting.
 - E. **Traffic and Transportation:** Gregg Robinson not present
 - F. **Historical:** H. Kinnaird motioned to have Original Stamps of former sidewalk contractors to remain on sidewalk corners as close As possible to original locations. If broken original contractor's name to be replaced.
 - G. **Neighborhood Signage:** K. Rhodes not present.
- III. **Action Items:**
 - A. **4484 Saratoga:** Ghelardi Project in R-S-1-7 Zone re guest quarters. PRC motioned to approve if owner signed agreement for non-**rental occupancy of guest quarters to be received by PCPB** and recorded by County Assessor. PRC vote MSC 3-2-1. Presenters were no show for full board vote.
 - B. **PLNU Upper Ball Field:** Permit for new retaining wall for slope stabilization on ESL lands at 3930 Lomaland Dr. in RSI-7 Zone. Tricia McCall and Richard Snow presented. Motion to approve. **MSC 9-0-0.**
 - C. **4135 Voltaire Street:** Mike Stevens presented project of 4 units, 2 BR each to include handicap ramp and wider doors for **ADA compliance.** Motion to approve **MSC 9-0-0.**
 - D. **390 Rosecrans:** V. Sherriff 4 new condos on 7506 sq. ft. corner lot. Motion to approve. **MSC 9-0-1.** Abstaining vote due to Unfamiliarity with project.
 - E. **1937 Guizot:** Prior violations and non permitted building. City Code Enforcement Officer Eric Preciux present and Ben Casseres presenting new plans. Discussion after presentations resulted in decision to be tabled until current plans can be Implemented. To report periodically on progress. Neighbors in attendance at both PRC and formal meeting concerned wanting Cooperation for benefit of all. Vote postponed.
 - F. **3119 Carleton:** 4 unit condo conversion on 5000 sq ft lot. Thirty foot height limit resolved. Motion made to deny approval Based on 2nd room being essentially 2nd bedroom even tho no closet. Motion made to deny failed. **MSC 4-4-1** Abstaining Vote due to member being confused.. Motion made to accept project based on compliance with ht limit, ADA accommodations ie elevator and charging station for cars. Motion failed. **MSC 4-5-0** New motion to deny made. **Denial approved MSC 5-4-0**
- IV. **Government Reports/Public Communication:**
 - A. **Council District 2:** Matt Awbrey reported new Grocery "Tesco" (a British Chain) to be located in the old Albertson's

Location on Catalina. To be open mid fall to 1st of year. He announced Kevin Faulconer's State of District Address to be Held March 15 th at the Catamaran in Mission Bay at 5:30PM. He reported on Parking management plan for the Rock Church

B. Long Term Planning: Tony Kempton reported Park at Canon and Avenue de Portugal vs City Sale of land and that he had not received C. Congers letter outlining Peninsula's plan for pocket park at that location. C. Conger to re-send letter. Nothing new to report on 3035 Lawrence at this time

C. Nickelodeon Hotel: 650 room Theme Resort Hotel on far side of NTC Channel(at present parking for airport on Harbor Drive) Initial review for public info and input to be presented in the future. Presented at PRC. Suggestions made

V. New/Old Business: None

VI. Adjournment: Adjourned at 9:25 PM. Project Review to be 1st Wednesday of March at 10:30 AM at Loma Riviera Club House. Normally is second Wednesday.

Respectfully submitted

D. Wylie, Secretary PCPB