

PENINSULA COMMUNITY PLANNING BOARD AGENDA
3701 Voltaire Street, Point Loma Library
September 20, 2007 6:30-9:30 PM

- 6:30 I. Parliamentary Items (Note agenda items subject to revision or change)
- A. Approval of agenda
 - B. Approval of minutes of May, July and August
 - C. Treasurer's Report: C. Shinn
 - D. Chair Report: Traffic calming on Del Mar Avenue between Chatsworth Blvd and Canon. Nov PR first Wednesday. Introduce Committee Chairs, Revisions if any.
- 6:45 E. Non Agenda Pubic Input (3 min each)
- 7:00 II. Action Items: Project Review 2nd Wednesday of each month 11-1:30PM 3115 Loma Rivera Dr. applicants call D. Wylie (523-9180)
- A. 3771 Valemont St: Fred Liberatore, owner; Skip Shaputnic, architect. Project #113555 changed from process 2 to process 4. Project issues include Neighborhood Use Permit; Variance request to allow 2nd driveway opening; Site development Permit for driveway extension in portion unimproved public ROW.
 - 7:25 B. 766 Rosecrans: Mr. Totah, Owner, Fernando Gonzales, applicant Project #122702. Addition of 2,268 second story to an existing 4,384 sq ft SFR on a 17,197 site. Issues include ht limit, design re bulk and scale, site elevations, set back. Historical report, grading. See recycle issues. To reflect pattern of surrounding development. PR 7-0-0 providing art fixtures to be removed and adjusting design for height.
 - 7:45 C. 4367 Orchard Ave: Keith and Carol Castlen owners; Project #118802 808 sq ft second story addition (craft and game room) 396 sq ft deck over existing 470sq ft garage located in rear of lot. Existing 1882 sq ft home. Total 3,162 sq ft on 7000 sq ft site.
 - 8:05 D. 2820 Shelter Island Drive: E. L. Hope remodel. Project#130118 50 ft wide lot. Second story addition on a business.
 - 8:25 E. 4553 Muir Ave: Jennifer Bolyn, Owner and Architect. Project #135921 Vacant lot 4199 sq ft to build 2 story 2,568 sq ft house. FAR .75, 30 ft height limit cedar siding, pitched roof to fit into neighborhood. Environmental issues not completed.
 - 8:45 F. 3558 Wilcox St: Garland residence. Project #128358 RS-1-7 zone, to demolish existing house and build 3870 sq ft house on 6625 sq ft lot. FAR .58 coastal height limit, coastal overlay non appealable, parking impact.
- 9:05 III. A. Council District II: M. Awbrey. Info regarding Homeless Shelter for board consideration.
- B. City Planning: Maxx Stalheim
 - C. Navy Plume and other Projects: Jim Gilhooley
 - D. Midway Hustler Signage: Letter by K. Rhodes
- 9:15 IV. Committee Reports:
- A. Parks and Rec: C. Shinn
 - B. Midway Planning: M. Scherer
 - C. North Bay Development: S. Khalil
 - D. Traffic and Transportation: G. Halbert
 - E. Historical: K. Rhodes
 - F. Signage: M. Hoppe
 - G. Airport Authority Chair: S. Khalil
 - H. Environment: G. Robinson
 - I. North Bay Traffic
- 9:20 V. New/Old Business
- A. Revote on ATAG and ANAC representation
 - B. A review of By Law Sub committee creation /chairs action invalid

C. Formal Board Complaint re T. Kempton

9:30 VI Adjournment;

Future Review:

1. North Harbor Drive: application for public ROW vacation (Process 5) of the southerly 69' of North Harbor Drive between Scott Street and Nimitiz Blvd. In Port Master Plan Area, State Coastal and Council District 2 Project #13018
2. 1275 Scott Street, Kettenberg Townhomes. 47 residential townhomes, 3 commercial units, parking below grade. In Port Master Plan area, State Coastal and Council District 2. PCPB to make advisory recommendations to City. #115083
3. 3225 Kellog St, to demolish existing residence and construct 6770 sq ft SFR on 15,000sq ft site. Coastal overlay Parking impact. #132928
4. 4594 Pt Loma Ave. to demolish existing residence and build two SFR 3 BR each, Coastal parking overly, ht limit. 7000 sq ft lot. First assessment letter available at Shumakers. Issues with set backs, parking and view blocking. Zone RM 1-1. To require modification in design.

Election for Board Members to be held next March meeting. Call D. Wylie 619-523-9180 or H. Kinnaird 619-224-9897 for applications and further information.

Also assessment letters and Plans on scheduled projects are at J. Shumakers. Please call for viewing 619-222-8482

August 16, 2007
Point Loma Library, Voltaire Street

1. Parliamentary Items:

Meeting called to order by 1st V-P G. Page at 6:30 PM.

A. Agenda/Minutes approval:

. Agenda was approved with the following addition to Old Business: a discussion requested by G. Page, as to a revote on the July 19, 2007 ATAG/ANAC motion. G. Page alleged T. Kempton stated incorrect information regarding Chair requirement and that information influenced the boards vote. G. Page also expressed a need to discuss a formal censure of T. Kempton by the Board and to review the Chairs handling of the By-Laws Committee. MSC 7 (MH,HK,PR,KR,MS,CS,JS)-0-0

The Board voted to postpone voting on the minutes until corrections were made. G. Page and K. Rhodes agreed to e-mail their recommended corrections. MSC 11-0-0

B. Treasurer's Report:

C. Shinn reported we have \$411.00 in the account.

C. Non-agenda items:

Public input:

Ardetta Steiner (voice concerns regarding airport PCPB representatives), Judy White (expressed concerns regarding her perception that developers lack concern for the community)

D. Chair Report

Due to D. Wylie's absence there was no chair report.

E. Board Attendance

D. Davis, G. Halbert, M. Hoppe, C. Jones, S. Khalil, H. Kinnaird, G. Page, P. Rank, K. Rhodes, G. Robinson, M. Scherer, C. Shinn, J. Shumaker, and M. Valentine

F. Community attendance

J. White, E. Goddard, L. Roeder, C. Schisler, E. Doufar, C. Pearson, R. Wassem, D. Kaup, R. Lemire, S. Ruiz, J. Keeler, M. DeVol, L. Murphy, F. Basilio, A. Chernow, C. Conger, J. Davidson, A&H Steiner, F. Engles, Joe & M Lickner, J. Ross, J. Cramer, J. Ohlfegt, B. Steirs

II. Action Items

A. **3427 Wisteria.** The Motion approve the lot split was denied after debate. MSC11(DD,GH,MH,SK,HK,PR,KR,GR,MS,CS,JS)-1(CJ)-1(MV)

B. **3035 Lawrence St.** The Motion to approve the 3035 Lawrence Street was adopted after debate. MSC 9(GH,MH,CJ,SK,HK,KR,GR,CS,JS) 2 (PR,MV)-2-(DD,MS)

C. **766 Rosecrans:** Mr. Totah's legal representative called the Chair and requested to be taken off the agenda for the August 16, 2007 board meeting.

II. Government Reports Public /Communication

A. Council District 2: Matt Awbrey reported the following:

: There will be no city council meeting in August.

The city and the navy are in negotiations regarding the NTC boat channel remediation and should have it resolved by the year end. Furthermore, the remediation should take approximately 18 months to complete and, upon completion, the Navy will transfer property over to the city.

M. Awbrey agreed to make sure a pollution sign is placed at the NTC boat channel.

M. Awbrey stated city traffic engineers are looking into the entrance and exit safety of the new construction being built on Nimitz Avenue and will also look at the project next door.

M. Awbrey stated the Fresh and Easy market will open at the year end. He further stated there will be other shops such as a coffee shop, juice bar, etc.

B. Tony Kempton was not in attendance.

C. Rooming House Ordinance

Marianne Greene, from the City Attorney's office, reported on new 'Multiple Renter Housing Ordinance'. Details can be obtained on the San Diego City Attorneys website. No action taken.

D. Midway Hustler Signage

M. Hoppe stated he sent a letter to Patrick Hooper expressing opposition to the Hustler changeable sign.

K. Rhodes agreed to write a letter representing the boards' opposition. She will bring the letter to the September meeting to be reviewed and voted on by the board.

E. Nickelodeon: The architect reported the following:

There will be public parking, but the number of spaces has not been determined.

The on-site parking is within city guidelines.

The financials will be made available for public viewing.

Public access will be limited in the children's area for security reasons.

The building is being designed to be energy efficient.

There will be comprehensive community information meetings.

They estimate the board will be voting on their project in 2-3 months.

They are still working on the design and the channel green area, so it will be consistent with NTC.

III. Committee Reports

A. Airport Authority

S. Khalil gave an overview of the Goals and Objective of the ATAG/ANAC Committee (handout included) and reported the following:

They are investigating whether the community has rights to the curfew fines.

Their goal is to collaborate with other concerned organizations.
Their goal is to have future growth plans incorporate Pacific Highway and not Harbor Drive.

To reference this and all airport information go to www.pcpb.net.

Lance Murphy reported the following;

Airport Authority is looking at TJ as an overflow airport, not a relocation airport.

All studies indicate Lindberg has limits.

He is very concerned about the safety, because of one runway and the increase airplane congestion.

*Due to time restraints the other committee reports, new and old business was cancelled.

IV. Adjournment:

The meeting was adjourned at 9:30 PM.

Respectfully submitted,
Helen Kinnaird, Secretary