

**Peninsula Community Planning Board Minutes**  
**December 16, 2010**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

Meeting called to order by Chair C. Mellor approx. 6:35pm with Pledge of Allegiance

**A. Non Agenda Public Comment**

- Jarvis Ross – noted that some of the committee pages on the PCPB web site could use some updating; also noted a CNBC program which highlighted that to get the economy back on track, transportation infrastructure should be emphasized, including airports.
- Jim Gilhooly – noted that with respect to several Naval Base Point Loma hazardous materials sites, the Navy is contracting with the same materials hauler for contaminated soils that was cited for violations with regard to waste removal after the Cedar fires. Navy has to use contractors from an “approved” list, but Mr. Gilhooly wanted to give the community a heads up.

**B. Approval of Agenda** – Approved with no objections.

**C. Approval of Minutes** – a motion by J. Gott to amend the October 21, 2010 minutes to reflect a) R. MacCulloch was absent, and b) the action taken on the Morris Residence was to approve the requested extension of time for the Coastal Development Permit was approved MSP (**8** JG, SB, DK, JL, SK, PC, GP, JS) – (**1** NG) – (**0**); with regard to the November 18, 2010 minutes, S. Khalil requested that the minutes reflect that with regard to the Corner Place Restaurant Coastal Development Permit action item, Mr. Khalil had requested a friendly amendment to also look into the billboard on the property, but that amendment did not pass; and after further discussion, a motion by J. Shumaker to approve the November minutes as amended passed MSP (**8** JG, NG, SB, DK, JL, SK, PC, JS) – (**0**) – (**1** GP – reason: not present at November meeting).

**D. Treasurer** – N. Graham reported that the account balance will be \$173.67 after an outstanding check clears.

**E. Attendance** – Board Members Present: C. Mellor, J. Gott, N. Graham, S. Brown, D. Kaup, S. Kilbourn-McGee (arrived at 6:47), J. Lester, S. Khalil, P. Clark, G. Page (arrived at 6:37) and J. Shumaker. Absent: H. Kinnaird, C. Veum, D. Cohen, and R. MacCulloch.  
Community Attendance – see sign-in sheet.

**F. Chair Report** – Noted the revised PCPB By Laws were adopted by the San Diego City Council on November 29, 2010 and while the final adopted By Laws are still being processed and have not yet been received back from the City, they are considered effective as of November 29, 2010.

**III. New/Old Business**

- A. San Diego County Regional Airport Authority** – Ted Anasis and Bret Caldwell – provided a presentation on the San Diego International Airport Air Quality Management Plan. Additional information on this topic is available at the web site: [http://www.san.org/sdcraa/airport\\_initiatives/environmental/air\\_quality.aspx](http://www.san.org/sdcraa/airport_initiatives/environmental/air_quality.aspx) . Questions were asked, comments made and a discussion ensued.

**II. Action Items:** (note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

**A. Point Loma Nazarene University Conditional Use Permit Review** – this item was tabled to the January PCPB meeting.

**B. Lareau Residence Variance** – Richard Lareau – presented a request to vary from the street side setback requirement to construct a new single family residence on a vacant lot at 3039 Whittier St. The request also included the possibility of a variance for a cantilevered cover over the front entrance if such issue is raised by the City. A motion by N. Graham to approve the project as presented, including the setback variance and cantilever was approved MSP (**9** JG, NG, SB, DK, SKM, JL, SK, PC, JS) – (**1** GP) – (**0**).

**C. PCPB Airport Committee** – S. Khalil presented an update on EIR comments to the SDCRAA regarding the North Side Improvements including a draft of correspondence which would be sent by the PCPB on that topic. After it was noted that the deadline for EIR comments has been extended to February 15, 2011, and after questions were asked and suggestions were proposed to strengthen the PCPB response, a motion by N. Graham to continue this item until the January PCPB meeting was approved MSP (**10** JG, NG, SB, DK, SKM, JL, SK, PC, GP, JS) – (**0**) – (**0**).

(note: S. Brown departed the meeting at 8:05)

**IV. Subcommittee Reports**

- A. By Laws (Ad Hoc):** J. Lester – nothing additional to add from what was presented under the Chair report.  
**B. Community Plan (Ad Hoc):** N. Graham – noted that there had been no change in the absence of funding for the

project of updating the Community Plan, and furthermore, even if funding was available, the City does not have the capacity to review at this point in time. Questions were asked and a discussion ensued as to the merits of moving forward with updating the Community Plan even in the absence of funding. N. Graham noted that she believed the City will not recognize work done outside of the process defined by the City.

- C. Form Based Planning: J Shumaker – noted that student helpers are anticipated to work on the project during the Winter/December school break. Additionally, N. Graham’s assistance was requested if a mutually agreeable time could be found.
- D. Parks and Rec: P. Clark – nothing to report.
- E. Project Review: S. Kilbourn-McGee – nothing in the cue for review, but may move the next Project Review meeting back a week from Jan. 4<sup>th</sup> to Jan. 11<sup>th</sup> if there is more information to review with regard to the Point Loma Nazarene University Conditional Use Permit review.
- F. Airport: S. Khalil – noted correspondence had been sent to Senator Kehoe regarding the requested State audit of SDIA’s compliance with its Title 21 variance under noise standards. Regarding the Inntermodel Transit Center, air carriers are opposed to having ticketing and processing terminals separate from baggage operations. Also, the committee is still tracking flight departures and missed approaches for deviations – and is posting screen shots of deviations on the subcommittee’s web page.
- G. Traffic and Transportation: S. Brown – had to leave earlier; no report provided.
- H. North Bay Community Planning (fka: Midway Planning): D. Kaup – the group had taken a holiday break, thus nothing to report
- I. Environment/Water: J. Gott – noted that Captain Marconi, Commander of Naval Base Point Loma had made a presentation on the NTC Boat Channel Restoration project at the December meeting. The speaker anticipated for the January meeting is Dan Richter, graduate student at the Scripps Institution of Oceanography on the topic of Climate Change.
- J. North Bay Planning/Development: D. Cohen – not present; no report provided.
- K. P3-Point Loma People for Progress: P. Clark – Noted that Ms. Clark is now on the P-3 Steering Committee; a dog grooming business is coming into Liberty Station and also a Verizon retail location is also coming. An outreach to High Tech High to assist with improvements and painting of utility boxes is developing as a way to get students more involved with the community. Rock Church will have Christmas Eve services and is requesting another permit for street closings for those services. Lastly, a request has been made to provide illumination for the gun emplacements on NTC Park.
- L. Election Committee (Ad Hoc); H. Kinniard – not present; no report provided.

#### **V. Government Reports/Public Communications:**

- A. Council District II: Matt Awbrey – noted Kevin Faulconer was sworn in for his second term. Past accomplishments including the NTC Park, the methane recycling, storm drain projects in La Playa were all achieved with the help of the PCPB; Councilman Faulconer thanked the PCPB and appreciated its assistance. Focus for the next four years includes the City budget deficit (with spotlight on “low hanging fruit” opportunities such as competitive bidding for projects and managed competition with City departments). Also noted – at the intersection of Midway & Rosecrans, expansion of the left turn lane (northbound from Rosecrans onto Midway) to relieve congestion has started. Lastly – Mr. Awbrey noted he will be moving on to a new position, and that Christine Di Leva will be our new community representative.
- B. City Planning: Tony Kempton – not in attendance, no report.

#### **VI. Adjournment: 8:32 pm**

Next PCPB regular meeting 3701 Voltaire **January 20, 2010** at 6:30 PM Pt. Loma Hervey Library.

**Airport Noise Compliance 619-400-2799**  
**Neighborhood Code Compliance 619-236-5500**

FINAL : January 20, 2011