

**Peninsula Community Planning Board Minutes**  
**September 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**

- Jim Gilhooly – commented on an array of environmental cleanup projects going on or planned to go on in the Peninsula. Noted the need to coordinate the timing of such projects to minimize impact on the community and questioned whether or not some should be put on hold until scheduling is reviewed.
- Marilyn Story – commented on the process for reviewing recent proposals to amend the NTC Precise Plan and expressed concern with what happened to the suggestions offered at the August 17<sup>th</sup> meeting in Liberty Station. Also expressed concerns regarding McMillin’s proposed changes to the Conference Center and the gymnasium buildings.
- Jarvis Ross – commented on McMillin request to amend the NTC Precise Plan and encouraged people to review the NTC Precise Plan. Expressed PCPB and SD Redevelopment Agency should be responsible for oversight of the development of Liberty Station.
- Kim Elliott – commented on the August 17<sup>th</sup> NTC Precise Plan amendment meeting and noted she was looking forward to the report from the PCPB’s NTC Precise Plan Ad Hoc subcommittee.

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

C. **Approval of Minutes** – The version 4 draft of the minutes to the August 19, 2010 PCPB meeting was approved with no objections.

D. **Treasurer** – N. Graham noted that after a check for the payment of the maintenance of the PCPB web site recently cleared, there was \$428.67 remaining in the PCPB account.

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

F. **Chair Report** – C. Mellor noted that a representative from the Rock Church was not in attendance and that item would be pulled from the New/Old Business portion of the Agenda.

**III. New/Old Business**

A. **Midway Postal Complex** – Mike Copass – gave presentation on the Amikas ( [www.Amikas.org](http://www.Amikas.org) ) organization and on their proposal for acquisition of the postal complex on Midway Drive. Noted focus of the project would be on homeless a) returning veterans, b) families and c) seniors. Also encouraged viewing of a film “The Invisible Ones” which would be shown at the PL Library on Sunday, Oct. 10, 2010 between 1:30 and 3:30.

B. **Famosa Slough** – Jim Peugh, Chair of the Friends of Famosa Slough ( [www.FamosaSlough.org](http://www.FamosaSlough.org) ) – gave presentation on the Famosa Slough Enhancement Plan, describing the current list of projects and also noting the work that has been completed.

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

A. **Husted Residence Coastal Development Permit** – S. Kilbourn-McGee noted that the PCPB Project Review subcommittee voted 6-0 to support the project. Bruce Peeling presented request to the Board. After a discussion and review of the plans, a motion by J. Shumaker to approve the project as presented was unanimously approved MSP (**10** CV, JG, NG, DK, SKM, DC, SK, PC, RM, JS) – (**0**) – (**0**).

**IV. Subcommittee Reports**

A. Community Plan (Ad Hoc): N. Graham – no change; waiting for response from Councilman Faulkner to the request for funding for the Peninsula Community Plan update.

B. Form Based Planning: J. Shumaker – the team is about ½ done on updating the computer model for the PL Village area; also exploring using the project as a case study for the NewSchool of Architecture & Design; pursuing setting subcommittee meetings for Monday evenings.

C. Parks and Rec: P. Clark – discussed recently announced plans to re-route traffic in Balboa Park (a park enjoyed by citizens of the Peninsula) and alternative options; reviewed status of the NTC Park at Liberty Station and aspects of the water front area on the channel that have not been completed and also the need for a clean-up of the waterway and shoreline; also discussed the possible benefits of requesting from the City formal dedication of Plumosa Park and two other parks.

- D. NTC Precise Plan (AdHoc): N. Graham – provided non-official / not yet finalized summary of comments received during the August 17<sup>th</sup> community meeting in Liberty Station (and some received subsequently); looking to explore how to post all comments received on the subcommittee web page.
- E. Project Review: S. Kilbourn-McGee – in addition to vote taken for the Husted Residence (noted above), also reviewed the Point Loma Summit Coastal Development Permit request (414 La Crescentia Dr) on which the subcommittee had concerns with density, bulk, form and other issues – the developer is expected to come back at a later date to again discuss and hopefully will at that time have addressed uncleared cycle issues; additionally, extended an offer to try to schedule small group site visits if members of the public want to visit the property.
- F. Airport: R. MacCulloch, & S. Khalil – noted receipt of letter from Sen. Kehoe regarding request for state audit for Lindbergh field airport; recommended forming an ad hoc subcommittee for the purpose of preparing a formal request to Calif. Legislature for audit; after discussion, a motion by S. Khalil to form such an ad hoc subcommittee passed unanimously MSP (10 CV, JG, NG, DK, SKM, DC, SK, PC, RM, JS) – (0) – (0) with members to include R. MacCulloch, S. Khalil, Chris Chinman, Robert Ambler and Lance Murphy; formal submission of audit request must be sent by early December 2010 when legislature will review all audit requests from around the state and select (limited) identified audits to perform. Also noted that the Airport Advisory Committee now will allow alternative members with voting privileges.
- G. Traffic and Transportation: S. Brown not present – no formal committee report. N. Brown noted that K. Faluconer’s office had advised that available electronic traffic “speed signs” will probably be redeployed on Rosecrans (and probably not on Talbot St.). S. Khalil requested that Traffic and Transportation subcommittee take active role in reviewing and addressing the proposed SANDAG and City of San Diego Airport Intermodal Transportation Center development at the airport.
- H. By Laws (Ad Hoc): J. Lester – not present, no report given.
- I. North Bay Community Planning (fka: Midway Planning): D. Kaup – in addition to the 12 NBCP group members, the new NBCP Community Plan update committee had targeted 6 community members representing the Sports Arena, the PCPB, County Health and Human Services, SDPD, SPAWAR and Veterans Village (SDPD declined and was replaced by a member of the local businesses; SPAWAR still reviewing offer). In response to initial plans to reduce traffic flow from Barnett/Midway onto the PCH South into one lane for auto traffic and one lane for bicycle traffic, the NBCP Group will request City put these plans on hold until a buyer of the Midway Post Office has been determined (to assess how that might affect traffic in the area). Little new news regarding the sale of the Midway Post Office other than the broker for the property does not want to disclose the names of the prospective bidders (originally 25 bidders, now believed to be less – but quantity unknown) and that the minimum bid for the 29 acre site is \$25 million. Regarding long-term parking on Sports Arena Blvd. btwn Rosecrans and the PCH, “Habitation in Vehicles are unlawful and will be fined” signs are now up – and fewer vehicles now parking overnight, but people are sleeping *under* their vehicles as a way to avoid ordinance; trash remains an issue in this area – exploring assistance with various organizations to assist in trash clean-up.
- J. Environment/Water: J. Gott – noted next meeting will be Friday, Sept. 17<sup>th</sup>.
- K. North Bay Planning/Development: D. Cohen – due to work load conflicts, D. Cohen has submitted his resignation as Chair. No report given.
- L. P3-Point Loma People for Progress: P. Clark – noted changes in Liberty Station tenants; new web site of [www.libertystation.com](http://www.libertystation.com); noted upcoming events; awaiting PCPB NTC Precise Plan Ad Hoc subcommittee report regarding feedback provided from August 17<sup>th</sup> community meeting. Also updates from Council District 2 (Matt Awbrey) which included notice that street sweeping in Liberty Station has been approved; and updates from the NTC Foundation (Alan Ziter) which included notice that SD Redevelopment Agency had awarded the NTC Foundation \$4 million for the renovation of seven barracks buildings (next to Building 1) and Quarters D.

## V. Government Reports/Public Communications:

- A. Council District II: Matt Awbrey – Noted \$4 million approved by Redevelopment Agency for upgrade of barracks to be leased to arts and culture community (see P3 report above); noted several water and sewer projects started and will run through Fall 2011 (for more info: <http://www.sandiego.gov/engineering-cip/projectsprograms/pointlomaprojects.shtml>); also noted that the 7<sup>th</sup> anniversary of the PL Library remodel was celebrated the library on Sept. 15<sup>th</sup>.
- B. City Planning: Tony Kempton – not in attendance, no report.

## VI. Adjournment: 8:45 pm

Next PCPB regular meeting 3701 Voltaire **October 21, 2010** at 6:30 PM Pt. Loma Hervey Library.

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

FINAL: October 21, 2010