

Peninsula Community Planning Board  
P.O. Box 7994  
San Diego, CA 92167

February 21, 2013

Council President Pro Tem Kevin L. Faulconer  
202 C Street, MS #10A  
San Diego, CA 92101



Dear President Pro Tem Kevin L. Faulconer

The Peninsula Community Planning Board is requesting your assistance in requiring the Corky McMillin Companies (McMillin) to exercise their responsibility to renovate Building 271, located within Liberty Station at the intersection of Farragut and Cushing Roads (image above).

The Precise Plan and Local Coastal Program, which were adopted by the San Diego City Council on July 17, 2001, require McMillin to maintain Building 271, and make the facility available to the community. It has been determined by the Liberty Station / NTC sub-committee and by the Peninsula Community Planning Board that McMillin has failed in these requirements. Please consider the following items contained in the Precise Plan Document (<http://www.sandiego.gov/planning/community/profiles/peninsula/pdf/ntcpreciseplanaug01.pdf>):

Page 40: *Special Considerations* - Navy Building 271, constructed as a gymnasium and swimming pool, is expected to remain and continue in non-residential use within the residential area.

Page 124: Upland areas necessary to support coastal recreational uses shall be reserved for such uses. Lower-cost facilities, community recreational facilities such as Navy Building 271, sports fields, and areas for court sports shall be available to the general public, and not solely for the use of local residents.

Pages 133: Under the agreement worked out between the City of San Diego Redevelopment Agency and its Master Developer, the Master Developer will be required to provide the up-front funding for infrastructure improvements and rehabilitation. This funding is based on improvements defined in the City/Developer agreements. Financing will be provided by a combination of privately arranged equity and debt finance.

The citations from the NTC Precise Plan identify that McMillin, upon taking the responsibility of developing Liberty Station, is required to provide funding for renovation, and further make this property available as a recreational facility to the general public.

On September 20, 2012 the Peninsula Community Planning board voted to send a letter requesting action from McMillin to restore the building to a state of repair in accordance with the Precise Plan. This action is required to reduce the blight in the NTC/Liberty Station community. This letter, which may be found on the PCPB Liberty Station / NTC Sub-committee web page (<http://pcpb.net/libertystation-ntc.html>), was delivered on October 18, 2012. Many of the residents of Liberty Station signed a petition regarding this action, and these signed petitions were also included with the letter to McMillin. At the January 17, 2013 meeting of the PCPB meeting it was noted in the minutes that there has been no evidence of efforts from McMillin to begin renovations on building 271 and that McMillin has not responded to the letter from the sub-committee.

Thank you for your attention to this matter.

Sincerely

A handwritten signature in blue ink that reads "Julia Quinn". The signature is written in a cursive style and is positioned above a horizontal line.

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Julia Quinn  
Chair, Peninsula Community Planning Board