

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

MINUTES

January 10, 2012

1:30 p.m. to 3:00 p.m.

Point Loma Library, 3701 Voltaire Street

The meeting was called to order at 1:35 p.m.

Member	Present	Absent	Notes
Allen Jones	X		
Chris Veum	X		
Paul Webb	X		
Jay Shumaker	X		
Pete Nystrom	X		
Geoff Page	X		
Shelly Kilbourn	X		

I. **Parliamentary Items – Call to Order**

- a. Non Agenda Public Comment (3 minutes each)

There were no speakers.

- b. Approval of the Minutes of the December 6, 2011 meeting.

On a Motion/Second by Page/Veum the minutes were approved on a 7-0 vote.

II. **Informational Items:**

Anders Residence: Coastal Development Permit No. 263289, for demolition of a single-family home at 1119 Barcelona Drive, was sent directly to the full Peninsula Community Planning Board for review at its January 19, 2012 meeting.

III. **Preliminary Review Items:**

Liberty Station Hotels

Presentation of conceptual plans for development of 650 rooms in three hotels on a 14+-acre site located north of Harbor Drive, west of Kincaid Road, and east of the Navy Estuary.

Applicant Representative: Anthony Wrosek, R.D. Olson Development

Tony Wrosek of R.D. Olson Development and Kim Elliott of The Corky McMillin Company summarized the proposed development, which would include 650 rooms in three hotels, including an Embassy Suites, a Marriott Residence Inn, and a Hampton Inn or Fairfield Inn. Two alternative site plans were presented, both of which included improvements to the esplanade (a 150-foot wide public open space) along the Navy Estuary, traffic signal improvements, on-site undergrounding of the steam pipe across the property, and off-site improvements including sewer line work.

Members of the Project Review Committee, and members of the audience, including PCPB members Patricia Clark and Norm Allenby, raised questions and offered suggestions regarding:

- *The desirability of and features of the two site plans;*
- *Access to and maintenance of the esplanade;*
- *The height of the proposed buildings, particularly adjacent to the esplanade, and the potential to step down building height closer to the esplanade;*
- *The amount of surface parking and asphalt resulting from the all surface-parked project;*
- *The effect of aircraft noise on guests and on outdoor usage areas;*
- *Storm water management;*
- *The importance of reviewing architectural plans and elevations when these have been developed.*

The project proponents intend to return to the Committee when their plans have evolved further and after they have received formal comments from the City of San Diego.

IV. Action Items: *none*

V. Adjournment: *The meeting was adjourned at 2:20 p.m.*

The next PCPB meeting is at 6:30 p.m. on January 19 at the Point Loma Library, 3701 Voltaire Street

The next PCPB PRC meeting is at 1:30 p.m. on February 7 at the Point Loma Library, 3701 Voltaire Street

Questions? contact Allen Jones, Chair, Project Review Committee, at allenmjones@cox.net or 619-400-0134