

Peninsula Community Planning Board Minutes
January 19, 2012
Meeting Room Pt. Loma Library

I. Parliamentary items:

Meeting called to order by Chair H. Kinnaird approx. 6:30 pm with Pledge of Allegiance

(note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Approval of Agenda** – The Chair noted that Congressman Robert Filner would be added to the Information Items portion of the agenda. There were no objections and no other revisions requested.
- B. **Attendance** – Board Members Present: H. Kinnaird, J. Ross, J. Gott, N. Graham (arrived approx. 6:35 pm), B. Coons, C. Veum, P. Clark, G. Page, J. Shumaker, N. Allenby, A. Jones, P. Nystrom, and M. Ryan. Absent: R. Michael and P. Webb.
Community Attendance – see sign-in sheet posted on PCPB web site.
Approval of Minutes – The minutes to the PCPB meeting on November 17, 2011 were presented by J. Gott for Board approval. A motion by J. Shumaker to approve the November minutes was seconded unanimously approved without objection.
- C. **Treasurer** – N. Graham noted that there was no change in the balance of the account. Michael Patton (Councilman Faulconer’s Council Representative for the PCPB) noted that a December 2011 City of SD Council action allowed transfer of council dollars to planning boards, but subsequently, the administrative process for doing so has yet to be defined / agreed upon. The Budget Office has offered a somewhat cumbersome process while Development Services has suggested a more streamlined process. They are hopeful that a strategy will be agreed upon shortly and the funds offered by Councilman Faulconer for the operation of the PCPB’s web site and PO Box will be transferred soon.
- D. **Chair’s Report** – nothing noted.
- E. **Non Agenda Public Comment** – 1) Bruce Coons noted that his home had recently been awarded historical status in the National Register. Questions were asked about the possibility of creating a historical district and a discussion ensued.

II. New/Old Business / Information Items:

- A. **Wind Turbine on Harbor Island** – A presentation was made by Doug Perkins (of the Pacific Gateway Group) who described a vertical axis wind turbine test project installation on Harbor Island (on the Bay side, between the Sheraton and the Hilton hotels). The project is anticipating final approval signoff from the City (hopefully by mid-February) in order to go live. The turbine design was developed by the Tokai University in Japan, it was manufactured by the Japanese company Enepro, and it is being tested by Nakao International (NIC&E) in conjunction with SDG&E for a one-year program to assess its viability in the generally light and variable winds conditions experienced in the bay. The power generated by this approximately 30-foot high, 2 kilowatt system will be used by the City’s waste water pump station across Harbor Drive. Alternative systems that use the same design can be built to generate up to 25 kW and these systems can be stacked on a single base pole to generate 50 kW on the same physical footprint. The advantages of the vertical axis turbine design (over a propeller design) are believed to include a lower threat to birds and lower operating noise levels. Several questions were asked and a lively discussion ensued. An article on the installation can be viewed at a Port of San Diego web site: <http://www.portofsandiego.org/environment/2519-port-of-san-diego-san-diego-gas-a-electric-join-together-on-green-energyv-test-project.html> and a YouTube video can be seen at: <http://www.youtube.com/watch?v=2iCxcrc2hbY>.
- B. **Conceptual Plans for Development of Liberty Station Hotels** – The presentation was started by A. Jones recapping the results of the review by the Project Review Subcommittee, noting that no vote was taken by the subcommittee during the January meeting, but the general consensus was that the conceptual design options were on the right track. Kim Elliot, SVP at the Corky McMillin Companies, introduced Tony Wrzosek of R.D. Olson Developments who noted that the project is still in the early phase and that they wanted to share these concepts with the public. The 14+ acre site (currently a WallyPark airport parking lot, and formerly a Park Shuttle & Fly parking lot) is located east of the Liberty Station boat channel and the Harbor Drive Bridge and north of Harbor Drive. The current design calls for 3 separate hotels on the property (one full service hotel, one extended stay hotel and one limited service hotel; respectively, an Embassy Suites (297 rooms & 7 stories), a Residence Inn (161 rooms and 4 stories) and a Hampton Inn & Suites (192 rooms & 4 stories) hotel). There were two different hotel layout designs presented and, in both cases, all three hotels would be accessed off of Harbor Drive via what is now Lee Ct. A representative from JWDA (architects) also showed a slide show of other properties that they have designed to provide a general understanding of the level of quality that should be expected. Questions were asked and a discussion ensued. Some suggestions (including a request to keep quality level high) were offered and were well received.

- C. **Congressman Bob Filner** – Congressman Filner started his remarks by thanking the PCPB and the audience for doing what planning groups and communities do for their communities and the City. He noted that the CCDC had made contributions to the redevelopment of the city center, but that it was time for its power and resources to be redistributed out to the other communities of San Diego. Additionally, he did not support the absorption of City Planning and Community Investment into Development Services because of the need to have an ongoing focus on “planning”. He also noted a movement called Ciclovía, which translates from Spanish into English as “bike path” and is now used worldwide to describe either a permanently designated bicycle route or a temporary event, the closing of the street to automobiles for use by others. In general, a street or area is shut down to automobiles for a day or two (often Sundays or weekends) to allow pedestrians and bicyclists to walk, bike and otherwise just talk with each other in a way to support the concepts of community. Congressman Filner noted that Los Angeles had renamed the concept as cicLAvia (emphasis on the “LA”) and at another community gathering, someone had suggested to Congressman Filner the term “CicloSDia” (so as to emphasize the “SD”) be used for the concept in San Diego. He encouraged the Board and audience to learn more about the movement and to explore ways for San Diego to adopt. Lastly, he noted that what San Diego needed was a new city department (or a repurposed department) that focused on the concepts of planning, livability, and sustainability with an overarching emphasis on Quality of Life.

III. Action Items:

- F. **CalTrans Planning Grant** – Nancy Graham requested PCPB support in seeking grant funds to study the feasibility of connecting Eastbound Highway 8 to Northbound Highway 5 by **converting a two-lane off ramp** from Northbound Highway 5 onto Westbound Highway 8 into a **one-lane off ramp** from North Hwy 5 to West Hwy 8 plus a **one-lane on ramp** from East Hwy 8 onto North Hwy 5 (a proposal also known to the PCPB as “Pete’s Bypass” after Transportation Subcommittee Chair Peter Nystrom who first suggested the conversion strategy as a less expensive way to more quickly provide linkage between the two highways and thereby reduce congestion on various streets in Point Loma). Ms. Graham noted that an application to request the grant funding was due by the next Monday, and thus, the urgency for the request this evening. If successful in obtaining the grant (up to a maximum of \$300,000), the funding ultimately would go to CalTrans where they would administer and conduct the study. A motion by N. Graham to approve the preparation and submission of an application on behalf of the PCPB for grant funding to study the feasibility of Pete’s Bypass and, if the application and grant is accepted, to also set up a meeting with Councilman Faulconer to request assistance to sponsor the request through CalTrans was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- A. **Sprint Nextel Voltaire Palms (City of San Diego Project No. 241379)** – A. Jones started the discussion by noting that the Project Review subcommittee had unanimously voted 5-0-0 to support the application for the renewal (for 10 years) of a Conditional Use Permit to operate the wireless antennas. No antennas will be added or replaced. The applicant’s presenter, Becky Sisowski, stated that she did not have a formal presentation for this evening, but was available to answer any questions. A motion by A. Jones to approve the CUP renewal request was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- B. **Coastal Development Permit No. 263289 – 1119 Barcelona Dr.** – A. Jones started the discussion by noting that the request had been presented to the Project Review subcommittee, but that a vote of the subcommittee was not required for this request for the demolition of a single-family residence at the noted address. A motion by A. Jones to approve the CDP request by the full PCPB was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- C. **Request for stop sign at corner of Felon and Willow Streets** – Peter Ewing presented a request for assistance in getting the City to initiate a new traffic study due to concerns regarding the current configuration of traffic signage at the intersection of Felon and Willow streets. In general, at that intersection, traffic going downhill and up (east & west) on Felon has no stop or other signage and traffic going north and south on Willow does have stop signs. Visibility for southbound traffic on Willow trying to observe downhill traffic on Felon is significantly obstructed due to very well and long standing established vegetation on the corner. As presented by Mr. Ewing, this reduced visibility has resulted in numerous traffic accidents at the intersection, but since non-injury traffic accidents are rarely reported to the police, statistical evidence to support the reconfiguration of the traffic signage has been difficult to obtain. Many questions were asked and a lively discussion ensued. A motion by G. Page to have the PCPB request a) the City to perform a traffic study for speeds on Felon and Willow (with specific focus on downhill Felon) and also a focus on the blind spots on the northwest corner and also, b) that the PCPB receive copies of the written results of this new study as well as previous studies done for north & south bound traffic on Willow (at that intersection) was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0). After receipt and review of the studies, any further actions will be assessed.
- D. **Jarvis Ross resignation and replacement from (only) the position as PCPB Liaison to the North Bay PAC** – J. Ross noted that he will no longer be able to act as the PCPB’s liaison to the North Bay PAC and thus, he respectfully resigned from that position. In a discussion that followed, it was noted that the role of North Bay PAC liaison would be up for renewal / reassignment after the upcoming March PCPB elections, and, in the absence of another PCPB member request for the position, it was determined that replacement could be addressed after the next PCPB election. Additionally, while it was not certain that a motion was required, under an abundance of caution, a motion by J. Gott to accept Mr. Ross’s resignation from the position as North Bay PAC liaison was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).

- E. **Appointment of PCPB Election Subcommittee members** – after a brief discussion, a motion by A. Jones to nominate J. Ross as Chair of the PCPB Election Subcommittee and G. Page, P. Clark and M. Ryan as subcommittee members was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- G. **Discussion on if the PCPB has the right to provide an opinion on Balboa Park and other citywide projects** – Chair Kinnaird started the discussion by reviewing sections of the PCPB By Laws which addressed the purpose of the PCPB – that being to make recommendations when they relate to issues within the PCPB community boundaries unless otherwise requested by the City or other governmental agency, and then, more specifically, whether or not the PCPB should take a position on the various suggestions for modifications to the Balboa Park. This started a lively discussion and other observations were offered by various PCPB members and the audience, including that the Balboa Park is a City park enjoyed by all city residents, including those within the PCPB boundaries and it was also noted that the City Council (or at least members of the City Council) had requested feedback from the planning groups. After a lengthy discussion, a motion by N. Graham stating that while it is in the best interest of the PCPB to focus on issues within the PCPB community boundaries, the PCPB has a *right* to take a position on anything as long as the PCPB votes on the position was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- H. **Discussion on Balboa Park new plans** – Given the outcome and vote on the previous topic, the discussion moved on to what position, if any, the PCPB might like to take with regard to current City and Countywide proposals regarding modifications to Balboa Park. J. Ross moved (and it was seconded) that the PCPB, consistent with its advisory land use oversight and fiscal responsibility, join with, among other public entities, the North Park, the Old Town, the City Heights, and the Golden Hill planning groups and oppose the proposed bypass bridge at Balboa Park. During the discussion of this motion, J. Gott proposed a friendly amendment to the motion to add that, additionally, the PCPB supports the removal of parking from the Plaza de Panama in Balboa Park. Mr. Ross accepted the friendly amendment to his motion. The PCPB then voted upon the friendly amendment and it was approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0). With no further amendments or modifications to the original motion by Mr. Ross, the PCPB then voted and approved the original motion MSP (9 JR, JG, BC, PC, GP, JS, NA, PN, MR) – (3 NG, CV, AJ) – (0).

V. Government Reports / Public Communications:

- A. Michael Patton, Council Representative for Councilman Faulconer, noted:
- a. With regard to the Naval Base Point Loma jet fuel pipeline, Councilman Faulconer has worked with the Navy to affect repairs and fix sections of the underground pipeline in the La Playa area that had become exposed. Additionally, with regard to suggestions to replace the pipeline, plans are in the works to do such a replacement of at least the southern segments of the pipeline (from the San Diego River south was discussed), but requests for the funding of such replacement project are still working their way through Congress. When funding is ultimately secured, then it is expected that there will be town hall meetings for the public to be informed and also to offer input. But, again, the Navy first wants to be sure it has secured funding before taking the next steps (including the town hall meetings).
 - b. Plans to replace the West Mission Bay Drive Bridge over the San Diego River and which connects to Midway Drive and Sports Arena Blvd. with a new 6 lane bridge (Engineering and Capital Projects project number S00871) continues to move forward. The City has accepted \$4.4MM in Federal Funds towards this project.
 - c. Regarding the Sunset Cliffs Natural Park, a meeting on February 8th has been set with the Park and Recreation staff and with the Mayor's Office to meet with Councilman Faulconer to discuss funding for a comprehensive plan for the park.

IV. Subcommittee Presentations:

- A. Form Base (Long Range Planning) – J. Shumaker – noted that they have decided to not present to the Point Loma Association due to limitations of time at their monthly meetings..
- B. Parks and Recreation – M. Ryan – nothing to report.
- C. Project Review – A. Jones – nothing to report other than what was shared earlier in the meeting.
- D. Airport Authority – P. Webb not in attendance.
- E. Traffic & Transportation – P. Nystrom – noted that a concern brought forward by Matt Belcher regarding Del Mar Ave. will be discussed at next month's subcommittee meeting.
- F. Environment / Water – N. Allenby – provided a recap of the Sunset Cliffs Natural Park Ad Hoc subcommittee analysis and drainage situation regarding the Park and PLNU. The Ad Hoc subcommittee has done its job and now should be disbanded and the Environment / Water subcommittee will establish a liaison with the SCNP as needed for ongoing issues and concerns. A motion by N. Allenby to disband the Ad Hoc subcommittee was seconded and approved MSP (12 JR, JG, NG, BC, CV, PC, GP, JS, NA, AJ, PN, MR) – (0) – (0).
- G. North Bay Redevelopment PAC – J. Ross noted nothing to report.
- H. Liberty Station / NTC – P. Clark – The work on the NTC Foundation buildings should be completed by June; the Luce Auditorium study should be completed soon; several art shows are coming soon; the Aquatic Park Center study is expected soon.

VI. Adjournment: A motion by A. Jones to adjourn was seconded and passed unanimously at **9:10 pm**.

Next PCPB monthly meeting 3701 Voltaire **February 16, 2012** at 6:30 PM Pt. Loma Hervey Library.

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

Prepared by: John Gott, Secretary
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