

**Peninsula Community Planning Board
December 19, 2013
Meeting Minutes**

In attendance: Mike Ryan, Bruce Cook, Patricia Clark, Paul Webb, Pete Nystrom, Jarvis Ross, Norm Allenby, Mark Krencik, Nicole Burgess (6:35) and Bruce Coons (6:50).

Meeting called to order at 6:30 pm by Mike Ryan.

Pete Nystrom questions notice of crosswalk on Catalina and Orchard. He says we have not been notified in advance. Motion by P. Nystrom, seconded by J. Ross to table the discussion approved (8/0/1). N. Burgess abstained as she was just arriving and not familiar with motion.

Approval of November 2013 Minutes – Minutes were discussed but never approved; will approve in January.

Secretary Report – Nothing to report

Treasury Report – There is a balance of \$49.71. Passing around a donation jar for donations.

Non – Agenda Public Comment

Jim Gilhooly– discussed fuel pipe line project and Talbot retaining wall – 4 yrs later after restoring they have to go back in and restore again.

Nicole Burgess– SRTS Grant – Request for a Transportation subcommittee meeting in January to discuss.

New/Old Business

I. Peeling Subdivision, Project No. 239065

Mark Peeling stated most was already stated in the letter to all board members and is not making any other comments at this time.

Ann Walker gave presentation on Talbot Street and vicinity to her house – use of gunite wall for their home. The neighboring home has had major erosion. Fire trucks are unable to access Martinez at times due to the many parked cars. Discusses dangers of new homes.

N. Burgess questions Mark Peeling the type of retaining wall that will be used.

P. Clark indicated she has full understanding of documents she has reviewed.

Jim Gilhooly questions the geological surveys that have been taken.

Jay Shumaker mentions the geology study also measured soil and that the major issue was the community character for the project. Tried to compromise with only building two houses rather than three. Decision for the board is whether to rescind the appeal.

Mark Peeling states that in the long run he may choose to only build two houses, and rejects viewpoints by Jay on community character.

Frank O'Dwyer presents that in 1981 there was a landslide that made through traffic impossible and installed a guard rail as a result of a slope failure. Concerned with safety from the removal of vegetation. Discusses appeal.

Norm Allenby questions if there is anyone that has given an expert opinion.

Jarvis Ross is concerned with quake zone, the planning commission itself,

Jay Shumaker comments that the appeal is till the end of next month.

Bruce Coons questions how it meets the slope requirements – hillside review does not apply because soil has been disturbed at the top of the hill.

Mark Krencick – questions the double front lot with Martinez being closed off to vehicular traffic

Paul Webb – City Council resolution states that street has not been vacated.

Nicole Burgess mentions the retaining wall will help the slope from eroding more and that all the lot sizes are greater than 7,000sf.

Motion by Paul Webb, seconded by Pete Nystrom, to withdraw the appeal of the Peeling Tentative Map. Motion failed (5/4/1).

[B. Cook, P. Nystrom, P. Webb, P. Clark, and N. Burgess in favor of motion; J. Shumaker, J. Ross, M. Krencik, and B. Coons opposing the motion; N. Allenby abstained because we didn't explore the cost to the Mr. Peeling.

II. High Tech Elementary Point Loma – Building 271 – Paul Dooley – Informational Item

Was a fitness center with large swimming pool. School will be built in the middle where the pool is. Maximum of 400 students. 75 on-site parking spaces. Open in Fall 2015. J. Ross concerned with the loss of the swimming pool and that our neighborhood kids don't have a community pool. P. Nystrom discusses funding. 1/3 private funding, 2/3 public funding. Jim Gilhooly discusses construction schedule and that the fuel pipe line will have the same construction time. N. Allenby discusses water plan for facility and energy – can it have solar and become more sustainable. They do have a water plan but will not heading in the direction of being self-sustained.

N. Burgess discusses traffic for charter schools and how charter schools don't accommodate the neighborhood students and create daily traffic commutes by the majority of families that attend these schools.

P. Webb requests a traffic study. J. Ross comments that it is out of airport zone.

III. Point Plaza Time Extension, Project No. 344045 – Claude/Michael Morton

N. Burgess concerned with diagonal parking on Voltaire

N. Allenby questions water and solar.

Motion by M. Krencik, seconded by B. Coons, to approved extension passed 8/0/1. Paul Webb Abstained as he was not present for original presentation of project.

Subcommittees

Environment Committee – Norm discusses problem of quorum and to not be able to get anything done. Need more members from the board or less community members to step down. We need to be more concerned with water and the waste. 180 million/day = water cycle needs to be shortened and to use the waste water properly. It is a local problem as well as a national problem. Patricia and Jay may be interested in participating.

Nicole Burgess states the importance of water and supports Norms efforts and wants the board to make developers accountable for adding sustainable aspects to their projects.

Jarvis comments that Tuesday committee meetings are conflicting – Jay considering changing dates

Election Committee – five vacancies coming up

Airport – Paul Webb stated no findings found on north side improvements, FHA wants to change standards on how the 65db is measured.

Norm questions water discharge – need or no need for second storm drain or outfall, they used bio swales and techniques that will decrease the water flow but the pipe has been reduced and eliminated the outfall. Questioned about quality of water when it is discharged. Paul states that the airport does do a good job and is concerned with water discharge and use. Water discharge in boat channel was discussed and issue is between Navy and City.

Traffic and Transportation – Pete will be working with City Planners this week. Discusses issues. Problem is school is on a main commuter route. Navy personnel could be bussed to the point, but may not be realistic. His solution is to find an efficient commuter route. There is no one representing the commuters. Another issue – Mr. Hannasch is new transportation manager for the area. Nicole mentions an interest to be in the dialogue with Hannasch and Jay requests to have a subcommittee meeting in January.

Parks and Recreation – From Ann Swanson that the hearing officer approved the Coastal Development and Site Development

Meeting adjourned 8:48 pm.