

Tentative Peninsula Community Planning Board Meeting

Thursday, February 15, 2007, 6:30 pm, Pt. Loma Library
3701 Voltaire/Poinsettia St. (Pkg. off Udall & Voltaire)

6:30 I. **Parliamentary Items** (Note: Agenda Items subject to Change)

- A. **Minutes Approval:** January '07
- B. **Treasurer:** C. Shinn
- C. **Chair Report:** C. Conger-Elections in March, DominguezJ@sandiego.gov, Capt. Patton mtg., Shoreline appeal

6:50 D. **Non-Agenda Public Input** (3 min. ea.)

6:55 II. **Committee Reports:**

- A. **Parks & Recreation** (4th Wed. 7 pm, 2830 Shelter Is. Dr.): D.Wylie. Request from PCPB for Pocket Park Site sent to Community Investment Dept.
- B. **Midway Planning:** M. Scherer
- C. **Airport Authority/ANAC:** Conger/L.Murphy. ANAC req. to monitor of "Head to Head" flights/month
- D. **Northbay Redevelopment** (5x/yr., alt. mos. On Tues., 7:30 am Penin.Comm. Service Ctr): M.Valentine
- E. **Traffic & Transportation:** G.Robinson
- F. **Historical** (2nd Wed. of mo.): K.Rhodes
- G. **Neighborhood Signs:** K.Rhodes
- H. **Project Review:** C. Conger

7:50 III. **Action Items:** Project Review (Feb.7, 10:30 am 3115 Loma Riviera Dr.-Applicants call 665-3510)

- A. **4484 Saratoga**, Ghelardi, Guest Qtrs. In R-S-1-7 zone. Bldg. to be torn down completely (50% rule) & 1 story deck, & carport, 550 sf 'guest qtrs.' Rebuilt (former unit), removing former status of 2nd unit being grandfathered in. (PRC Motion to approve, only if Signed application for 'non-occupancy' of 'Guest Qtrs.' Is received by PCPB & to be recorded with County Assessor. (PRC 3-2-1)
- B. **PLNU Upper Ball Field** Permit for New retaining wall for slope stabilization on ESL lands at 3930 Lomaland Dr. in RS 1-7 zone Fisher (PRC 6-0-0)
- C. **4135 Voltaire St.**-M.Stevens, 4-2 Bedroom New Residt'l. & 1 Comm'l Condo, Tent. Map Waiver. ADA? On 6621 sf lot (PRC-6-0-0)
- D. **390 Rosecrans St.**, V. Sherriff, 4 new condos on 7506 sf. corner lot (6-0-0)
- E. **1937 Guizot**-1937 Guizot, Gst.Qtrs.& Remodel, Zoned. Already *many violations in 'un-permitted building codes & uses'* brought forward by neighbors up & down st. & off alley.(PRC motion to Deny 6-0-0)
- F. **Historical Stamps**-H.Kinnaird
- G. **3119 Carleton**, Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation?

8:50 IV. **Government Reports/Public communications:**

- A. **Council District 2:** M. Awbrey, Barnard Park comments, traffic, parking garage at NTC (5 mos.til Rock)
- B. **Long Term Planning:** T. Kempton, Park at Canon & Scott vs. City 'Sale?' "Long Term Planning"-Rock?, Progress on 3035 Lawrence St.?
- C. **Pt. Loma Townhomes**, 47 condos & comm'l. at former Kettenburg site, R. Wassem available for comment
- D. **Nickolodean Hotel**, 650-room Theme Resort Hotel on far side of NTC Channel (at present parking lot for Airport on Harbor Dr.) Initial review & questions from community invited

V. **New/Old Business:**

- VI. **Adjournment** (Next PCPB Proj. Review will be Feb. 7th at 10:30 am at 3115 Loma Riviera Dr., normal is 2nd Wed. of mo.)

Future Review:

1. Dan Frazee: SD Airport Authority: **Remote monitoring terminal (RMT#8)** relocation (march)
2. **Nickolodean 650 suite-rm. Hotel** (2nd time info.) on East side of NTC (Liberty Station) Channel, next to Airport, where parking now is for Airport.
3. Street **Vacation** for Bangor (must have public benefit)
4. Street **Vacation** for **1944 Plum St.** (must have public benefit) (March)
5. Mitig. Neg Dec on EIR of **Kellogg St.** Geology, Biological Resources, Hydrosolgy/Water Quality, McKinnon project #51161. comments by 1/10 (sent 12/22/06 by city) to James Arnhart@sandiego.gov
6. Dr. Richard Andujo, The Rock Church, Doug Childress, Executive Pastor Church Operations, Rock Church, 2448 Historic Decatur Road #105
7. 3119 Carleton, Demers, New, being built,-4 unit **Condo Conversion** on 5000 sf. site. RM 3-7, how many off-st. parking spaces? Waiver request from undergrounding overhead utilities. 30-ft. Height violation
8. 1578 Rosecrans St. (Taco Bell site) Drive Through 'the coffee bean'
9. **Pt. Loma Townhomes**, at former Kettenburg site, R. Wassem available for comment.(4th time for info.)