

Peninsula Community Planning Board Minutes
3701 Voltaire Street, Library Point Loma
Thursday February 15, 2007 6:30PM

1. **Parliamentary Items:** Meeting called to order by C. Conger, Chair at 6:40PM
 - A. **Minutes Approval:** Minutes read and approved. November minutes corrected as presented.
 - B. **Treasurers Report:** C. Shinn
 - C. **Chair Report:** C. Conger reported annual elections were to be held March 15, 2007. Meeting to be held at 6:30PM but voting To begin at 4PM and polls open til 8PM. A Forum was mentioned like as in past years but there was no motion or further Discussion concerning same.. Shoreline Plaza Appeal to be held at a future date to be announced later.
 - D. **Non-Agenda Public Input:** John Adriany reported on Navy Plume. He presented a detailed analysis of specific chemicals and Spoke to the remedies. He reiterated his grave concern over handling and suggested that Board involve Duncan Hunter to Assist. A Call to Action for all citizenry and the Board was made in order to inform and alert the dangers. See the Web site www:pcpb.net for the complete essay regarding his concerns. Jay Shumaker provided a video presentation of a Shoreline Plaza plan in which he re-engineered parking to better serve the retail district and to employ more park open space. This did not address saving Building 186 which is scheduled for demolition. This is being appealed by PCPB and CCC.
 - E. **Attendance:** Board: C. Conger, D. Wylie, J. Ross, C. Shinn, C. Pearson, E. Goddard, C. Jones, M. Scherer, G. Page, H. Kinnaird Gregg Robinson (Excused), K. Rhodes (Excused) Presenters: J. Shumaker, E. Preciux, Ben Cassares, J. Adriany, M. Stevens, Tricia McCall, Richard Snow, V. Sherriff. Public: R. Wassem, M. Awbrey, T. Kempton, C. Zolezzi, S. Khalil, Henke, Schisler, A& Burks, J. Seaman, K. Kapp, Kutshke, J. Quinn, R. Meyer, D. Castellanos.
- II. **Committee Reports:**
 - A. **Parks & Recreation:** D. Wylie reported attending a meeting on 1 February at Balboa Park re shifting some of Park Services. Rony Froman and Rick Reynolds presented the re-organization plan. Park planners will be folded into other depts. And other large chunks of park departments will go to other areas. Most of the change will involve park grounds keepers, custodians & other maintenance workers who would be shifted to General Services. Rony Froman will take over as General Manager of The Parks and Rec Department. She attended a meeting of the Ocean Beach Rec Council on February 13 at Which time Tony Bonacorsi announced City had approved a go ahead on Barnard Park joint use plan. He announced there was \$585,000 available. Chair corrected that from the drawings exhibited & having been on the School District's Excess School Property Committee (ESP) for the past 3 years, that the site being considered for developing a joint use park is actually not the excess 2.5 acres that the funding was supposed to develop but a plan to develop 2.2 acres of School District Property that the District needed for its school site playground. This confirms why no one from the committee nor from Mr. DeBeck knew anything about this. Chair asked for contacts at the school District and City to discuss this change of plan.
 - B. **Midway Planning:** Mignon Scherer reported the Stella Project going forward, also condos near Washington and Mission Brewery development. City currently looking at Sports Arena for sale or redevelopment.
 - C. **Airport Authority/ANAC:** Lance Murphy not present. C. Conger announced L. Murphy to report next meeting and reported new info re increased flights and new flight patterns and "easement" affecting air space in all of Pt Loma and surrounding area
 - D. **North Bay Re-Development:** M. Valentine no report. 5 times a year meeting.
 - E. **Traffic and Transportation:** Gregg Robinson not present
 - F. **Historical:** H. Kinnaird motioned to have Original Stamps of former sidewalk contractors to remain on sidewalk corners as close As possible to original locations. If broken original contractor's name to be replaced.
 - G. **Neighborhood Signage:** K. Rhodes not present.
- III. **Action Items:**
 - A. **4484 Saratoga:** Ghelardi Project in R-S-1-7 Zone re guest quarters. PRC motioned to approve if owner signed agreement for non-**rental occupancy of guest quarters to be received by PCPB** and recorded by County Assessor. PRC vote MSC 3-2-1. Presenters were no show for full board vote.
 - B. **PLNU Upper Ball Field:** Permit for new retaining wall for slope stabilization on ESL lands at 3930 Lomaland Dr. in RSI-7 Zone. Tricia McCall and Richard Snow presented. Motion to approve. **MSC 9-0-0.**
 - C. **4135 Voltaire Street:** Mike Stevens presented project of 4 units, 2 BR each to include handicap ramp and wider doors for **ADA compliance.** Motion to approve **MSC 9-0-0.**
 - D. **390 Rosecrans:** V. Sherriff 4 new condos on 7506 sq. ft. corner lot. Motion to approve. **MSC 9-0-1.** Abstaining vote due to Unfamiliarity with project.
 - E. **1937 Guizot:** Prior violations and non permitted building. City Code Enforcement Officer Eric Preciux present and Ben Casseres presenting new plans. Discussion after presentations resulted in decision to be tabled until current plans can be Implemented. To report periodically on progress. Neighbors in attendance at both PRC and formal meeting concerned wanting Cooperation for benefit of all. Vote postponed.
 - F. **3119 Carleton:** 4 unit condo conversion on 5000 sq ft lot. Thirty foot height limit resolved. Motion made to deny approval Based on 2nd room being essentially 2nd bedroom even tho no closet. Motion made to deny failed. **MSC 4-4-1** Abstaining Vote due to member being confused.. Motion made to accept project based on compliance with ht limit, ADA accommodations ie elevator and charging station for cars. Motion failed. **MSC 4-5-0** New motion to deny made. **Denial approved MSC 5-4-0**
- IV. **Government Reports/Public Communication:**
 - A. **Council District 2:** Matt Awbrey reported new Grocery "Tesco" (a British Chain) to be located in the old Albertson's

Location on Catalina. To be open mid fall to 1st of year. He announced Kevin Faulconer's State of District Address to be Held March 15 th at the Catamaran in Mission Bay at 5:30PM. He reported on Parking management plan for the Rock Church

B. Long Term Planning: Tony Kempton reported Park at Canon and Avenue de Portugal vs City Sale of land and that he had not received C. Congers letter outlining Peninsula's plan for pocket park at that location. C. Conger to re-send letter. Nothing new to report on 3035 Lawrence at this time

C. Nickelodeon Hotel: 650 room Theme Resort Hotel on far side of NTC Channel(at present parking for airport on Harbor Drive) Initial review for public info and input to be presented in the future. Presented at PRC. Suggestions made

V. New/Old Business: None

VI. Adjournment: Adjourned at 9:25 PM. Project Review to be 1st Wednesday of March at 10:30 AM at Loma Riviera Club House. Normally is second Wednesday.

Respectfully submitted

D. Wylie, Secretary PCPB