

**Peninsula Community Planning Board Minutes**  
**August 19, 2010**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

Meeting called to order by Chair C. Mellor approx. 6:35pm with Pledge of Allegiance

**A. Non Agenda Public Comment**

- Libby Day – San Diego Redevelopment Agency Project Manager for Liberty Station noted a \$4MM grant request for the rehabilitation of NTC buildings 2 and 3 will be made at the Sept. 7, 2010 Redevelopment Agency meeting. Ms. Day provided her phone number (619.236.6272).
- Jarvis Ross – encouraged the public to read the NTC Precise Plan (<http://www.sandiego.gov/planning/community/profiles/peninsula/pdf/ntcpreciseplanaug01.pdf>), and noted that the Runway Protection Zone currently used by the Airport Authority does not conform to that described in the NTC Precise Plan.
- Jay Shumaker – provided brief computer presentation on form based planning and noted the new related subcommittee is forming and they hope to have their first meeting in September 2010.

**B. Approval of Agenda** – approved with no objections.

**C. Approval of Minutes** – S. Khalil moved to amend Draft v2 of the minutes to the July 15, 2010 to include additional wording under his comments in the Non Agenda Public Comment section. After discussion, the motion passed MSP (8 HK, CV, NG, SB, DK, JL, SK, JS) – (2 JG, PC) – (1 SKM – was not present at the July 15<sup>th</sup> PCPBmeeting). Minutes to the July 15, 2010 meeting (Draft v2, as amended) were approved with no objections.

**D. Treasurer** – N. Graham noted there had been no outlays in the PCPB account since last meeting. PCPB account had \$528.57 reported at last meeting.

**E. Attendance** – Board Members Present: C. Mellor, H. Kinnaird, C. Veum, J. Gott, N. Graham, S. Brown, D. Kaup, S. Kilbourn-McGee, J. Lester, S. Khalil, P. Clark, and J. Shumaker. Excused Absences: D. Cohen, R. MacCulloch, and G. Page.

Community Attendance – see sign-in sheet.

**F. Chair Report** – C. Mellor, nothing to report.

**III. New/Old Business**

**A. Sewer Group 739A** – Chris Gascon, Project Manager – presented description of a sewer construction and replacement project primarily along Sunset Cliffs Blvd. between Hill St. and Point Loma Ave. Construction scheduled to start Sept 2011 and finish April 2012. Mr. Gascon’s phone number is 619.533.7418.

**B. Concerned Citizens of Point Loma (CCPL)** – Bonnie Mann – gave presentation focused on the history of the Rock Church with respect to what was presented in conjunction with the initial development of the church and school within Liberty Station versus concerns with the current situations and experiences. A video was also shown and a list of objectives of the CCPL was handed out.

**II. Action Items:** (note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

**A. Doctor Residence Coastal Development Permit 4351 Monaco Street** – S. Kilbourn-McGee noted that the PCPB Project Review subcommittee voted 4-0 to support the project. Steve Doctor presented request to the Board. After a discussion and review of the final plans, a motion by J. Shumaker to approve the project as presented was unanimously approved MSP (11 HK, CV, JG, NG, SB, DK, SKM, JL, SK, PC, JS) – (0) – (0).

**B. Rock Church** – Brad Purvis presented a request for a letter of endorsement for a special event by the Rock Church to be held on Oct. 3, 2010 between 6am and 9pm. The event will be a Ministry Fair to seek volunteer support for their various ministries; Truxton Rd. (between Womble Rd. and Farragut Rd) to be closed with 40 popup canopies set up. A video was also shown. Questions were asked and a discussion, which included suggestions to move the Ministry Fair to an alternate location by either renting space from the NTC Foundation which would also provide some support to the community by supporting the NTC Foundation or, alternatively, to the Liberty Station Conference Center, ensued. A motion by N. Graham to move this item to the next PCPB meeting when the permit can be reviewed passed MSP (8 HK, CV, JG, NG, SKM, SK, PC, JS) – (2 DK, SB) – (1 JL – wife president of the NTC Foundation).

**C. Review/Approval of Revised Bylaws** – Jim Lester and Tony Kempton presented the final draft version of the updated PCPB Bylaws. J. Lester noted that the Bylaws Ad Hoc subcommittee supported the draft. T. Kempton suggested a revision to Article II, Section 2. Questions were asked and a discussion ensued. A motion by S. Khalil to approve the revised Bylaws dated as of 08-16-10, as submitted by the Bylaws Ad Hoc subcommittee, with a) revisions to Article II, Section 2., as noted by T. Kempton and also with b) the addition of the definition of “excused absence” to Article IV, Section 1. by use of the language contained in the current PCPB Bylaws as recited by J. Gott, passed MSP (10 – HK, CV, JG, NG, SB, DK, SKM, JL, SK, JS) – (1 PC) – (0).

Separate from the Action Items, and in response to a community member comment regarding PCPB voting on the issue of trucking methane gas through the community, C. Mellor offered a clarification by reading from the minutes of the Sept. 17, 2009 PCPB meeting noting the advisory vote taken with regard to the PCPB's support of underground delivery and opposition to trucking.

#### IV. Subcommittee Reports

- A. Community Plan (Ad Hoc): N. Graham & C. Veum – prior to subcommittee report, the Chair noted that given interest in the recent NTC Precise Plan amendment proposals, the Board should approve the appointment of a separate Ad Hoc subcommittee to focus on the NTC Precise Plan issue. A motion by S. Brown to establish an NTC Precise Plan (NTCPP) Ad Hoc subcommittee passed unanimously MSP (12 CM, HK, CV, JG, NG, SB, SK, SKM, JL, SK, PC, JS) – (0)–(0). Further, it was suggested that when the NTCPP subcommittee was formed, it should include a resident and/or property owner of Liberty Station. Next, N. Graham and C. Veum provided feedback on the Aug. 17, 2010 Community Plan (CP) Ad Hoc meeting in Liberty Station. The meeting was well attended, in great part by residents of Liberty Station. Written comments and input were sought from attendees of the meeting; suggestions and other information obtained from attendees will be summarized and presented at the next PCPB meeting. Additionally, the CP Ad Hoc committee has again reached out to Councilman Faulkner to request funding for the Peninsula Community Plan update.
- B. Parks and Rec: P. Clark – gathering momentum for first meeting.
- C. Project Review: S. Kilbourn-McGee – at this moment, there are three projects coming up for next month's meeting.
- D. Airport: S. Khalil – presented a letter dated 8/13/10 to be sent by PCPB to the Bureau of State Audits requesting Calif. Dept. of Transportation complete an audit of Lindbergh Field with focus on a) non-standard departures with controller initiated early turns, b) early turns at low altitude presenting unsafe conditions over populated areas, c) a request that SD Air Traffic Control instruct all departing aircraft to comply with published procedures unless declaring an emergency, and d) a request that departures stay within defined lateral boundaries..
- E. Traffic and Transportation: S. Brown – looking for date for next meeting.
- F. By Laws (Ad Hoc): J. Lester – note item II. C. above.
- G. North Bay Community Planning (fka: Midway Planning): D. Kaup – NBCP is also forming a new Community Plan update committee to include all 12 NBCP group members plus 6 community members. Parking on Sports Arena Blvd. between Rosecrans and PCH (and nearby streets) continues to be an issue; Kevin Faulkner attempting to address at SD Council level. Amikas ([www.amikas.org](http://www.amikas.org)), a non-profit organization for the creation of self-sustainable housing and employment of the homeless made an "information only" presentation about their proposal to purchase the Midway US Postal facility. NBCP expressed concern that the non-profit structure would not allow tax revenues from the project. Traffic improvements at Midway/Rosecrans are progressing nicely. West Mission Bay Drive Bridge to be replaced, probably starting in 2011. Clearwire is applying for permits for new antennas on the Sports Arena.
- H. Environment/Water: J. Gott – Noted first meeting held Aug. 16<sup>th</sup>. A motion by J. Shumaker to approve Mignon Scherer, Norm Allenby, S. Khalil, J. Shumaker and J. Gott as subcommittee members passed unanimously MSP (12 CM, HK, CV, JG, NG, SB, SK, SKM, JL, SK, PC, JS) – (0)–(0). J. Gott noted that the Naval Base Point Loma Restoration Advisory Board (RAB) had met on Aug. 18, 2010 and co-chair Nick Caldwell had expressed the RAB was seeking another member from the PCPB and J. Gott indicated he would submit an application to join the RAB.
- I. North Bay Planning/Development: D. Cohen – not present.
- J. P3-Point Loma People for Progress: P. Clark – the P3 received the same presentations from the CCPL and the Rock Church.

#### V. Government Reports/Public Communications:

- A. Council District II: Matt Awbrey – City Council on legislative recess. K. Faulconer is looking into interruptions to automobile key fobs and electronic garage door openers experienced in recent past. US Navy Region Southwest Capitan Dora Lockwood (619.532.1430) is the point person for US Navy on this issue. There is a special session of the City Council on Aug. 24<sup>th</sup> to address emergency fundings & possibly to override the Mayor's veto to put the new City Hall on the ballot, but since deadline for ballot inclusion has passed, override would be symbolic if passed. Questions were asked if K. Faulconer is looking into the possibility of relocating electronic speed signs to Talbot and also for a status update on the old Von's on Rosecrans and Lowell/Nimitz.
- B. City Planning: Tony Kempton – nothing beyond PCPB By Law updates previously noted.

#### VI. Adjournment: 9:20 pm

Next PCPB regular meeting 3701 Voltaire **Sept 16, 2010** at 6:30 PM Pt. Loma Hervey Library.

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

Final as amended Sept. 16, 2010