

Peninsula Community Planning Board Minutes
July 19, 2012
Meeting Room, Pt. Loma – Hervey Library

I. Parliamentary Items:

Meeting called to order by Chair Geoff Page at approximately 6:30 pm.

(Note: MSP = moved, seconded and passed; MSF = moved, seconded and failed)

- A. Approval of Agenda** – Agenda was unanimously approved with no changes.
- B. Approval of Minutes** – Minutes for June 21, 2012 were approved.
- C. Secretary’s Report** – Nothing to report (came in late)
- D. Treasurer’s Report** – Money has been received from Board members to help pay for web services previously rendered and billed. Any further contributions should be made payable to PCPB. Current balance in the treasury is \$663.19.
- E. Attendance** – Board Members present were: J. Ross, P. Webb, N. Graham, P. Clark, J. Shumaker, N. Allenby, P. Nystrom, A. Jones, G. Page, D. Carnevale, R. Possanza, and J. Quinn. Board members absent: M. Ryan.
- F. Community Attendance** – see sign-in sheet posted on PCPB website.
- G. Chair’s Report** – 1) The Chair requested that Board members send an email when they want items to be put on the agenda.
- H. Non Agenda Public Comment** – Mr. Jim Gilhooly advised that there will be a meeting regarding the Navy Fuel Pipeline on 7/25/12 at 5PM.
- I. New/Old Business** –
Project N0. 281171-4594 Point Loma Avenue (The Cliffs Residences) was on June agenda; applicant not available so requested to be on this agenda.
This project involves approval of map waiver to create two condos (2-2200 sf units with 500-sf of deck). Project was originally approved in 2008 for duplex unit. After discussion, A.Jones moved/J.Shumaker seconded, to approve map waiver for the project. MSP passed with nine (9) in favor, one (1) opposed (J. Quinn), and one (1) absent (N. Allenby).

II. Information Item: None.

III. Action Items:

- 1. Project No. 239065-Peeling Tentative Map- 3340 Harbor View Drive- Coastal Development Permit and Tentative Map to create three new developable lots.**
Several neighbors present to address project. Stan Nadell of 3333 Harbor View Drive says he was speaking for 20 area residences. Concerns raised included: 1. Safety issues; 20-foot driveway will need to be used for accessing the three new lots; no legal parking on the street. All deliveries will need to use the 20-foot driveway; 2. Property located on fragile hillside: past landslides in the area; 3. Concerns about geologic hazards, fire protection, and community character. Other neighbors

concerned that there will be zero lot line. Following input, A. Jones moved/J. Ross seconded, project be tabled until the applicant requests to be placed on the agenda and is present at the meeting. MSP with twelve (12) in favor, zero (0) opposed, and zero (0) abstentions.

2. **Point Loma Summit-Former Jessop property development.** Property located at 414 La Crescentia. 1 home on parcel now; applicant proposing to subdivide to create 4 parcels (3 new home sites). The applicant had previously proposed to subdivide into 3 parcels (with 2 new home sites) and on 9/15/11, PCPB voted 9/3 to recommend denial of this request. Applicant has modified proposal back to original 4 lots. A deviation for street frontage and rear yard setback will be required. Applicant said the Fire Marshall had approved the project. Several neighbors raised concerns over project including: fire truck could not reach top of hill nor a fire hose; erosion issues. Following input, A. Jones moved/JB. Coons seconded to recommend denial of the Coastal Development Permit and Tentative Map; the proposal to create four lots is inconsistent with one of the “Overall Community Goals” of the Peninsula Community Plan (page 12): “Conserve character of existing single-family neighborhoods including the very low density of certain neighborhoods”. MSP with eleven (12) in favor, zero (0) opposed, and one (1) abstention (by N. Allenby who stated he did not hear the entire presentation).
3. **PCPB Position on Grand Jury’ report regarding the Rock Church:** Representative from Rock Church spoke to the Grand Jury report stating the report is factually and legally inaccurate; that the Grand Jury did not review the CUP, which was approved in 2004 by the City Planning Commission; and that a school and church is consistent with the NTC Precise Plan and Commercial Regional zone. The Church representatives stated the congregation was 8000 in 2004 and has grown to 12,000 members (others stated the Church has said they have a congregation of 17,000), and that SDPD made the decision to close Truxton Road on Sundays. PCPB members noted that the CUP placed an upper limit at 4000 trips per day for the school, and required traffic reports be submitted to the City of San Diego, and asked if the Rock Church had submitted said traffic reports to the City. Rock Church said they would get back to PCPB with this information. Following discussion and community comments, J. Ross moved/P. Clark seconded to approve the Grand Jury Report on the Rock Church. MSP with seven (7) in favor, five (5) opposed, and no (0) abstentions.
4. **Garbardine Sidewalk Café-Project #275562-** Applicant returning after reducing the sidewalk seating area. Now proposing 6 tables on Talbot Street and 2-3 tables on Rosecrans, which will still allows an approximate 5-foot sidewalk clearance for pedestrian. R. Possanza asked if there was a traffic study on potential impacts to customers and the applicant said no. N. Graham moved/D. Carnevale seconded to support /approve seating plan as presented. MSP with ten (10) in favor, one (1) opposed (R. Possanza); and one (1) abstentions (J. Ross because of traffic concerns).
5. **Fill PCPB Vacancy:** Two candidates have submitted applications: Cal Jones and Matt Traino. Neither applicant had attended a meeting in the last 12 month, but Mr. Jones was a former PCPB member, so has attended meetings in the past. Following discussion, it was agreed that the PCPB will vote at next month’s meeting to fill the vacancy .

IV. Subcommittees – (Note: NTR= Nothing to report)

- A.** Form Base (Long Range Planning) - Jay Shumaker (NTR)
- B.** Parks and Rec- Mike Ryan absent.
- C.** Project Review - Allen Jones. A. Jones stated he has received preliminary plans for 1100 sf commercial and 9 townhomes at the corner of Catalina and Voltaire at the site of the old gas station.
- D.** Airport Authority- Paul Webb. P. Webb noted that the Airport’s Quieter Homes project just completed its 2000th home and the Airport Authority will be hosted an event to celebrate this. Discussion of replacement of Terminal 1 which will be a 3-4 year project. Indicated 9 total curfew violations resulting in 3 penalties imposed.
- E.** Traffic and Transportation - Peter Nystrom (NTR)
- F.** Environment/Water – Norm Allenby. N. Allenby spoke of letter to be drafted to PLNU for the drainage issues.
- G.** Liberty Station NTC – Dominic Carnevele. D. Carnevale discussed new Fit for Life Center at NTC ().....

V. Government Reports / Public Communications:

Mike Patton from Councilman Falconer’s office advised that the City FY2012-13 budget has been passed and there will be more funding for road resurfacing projects.

VI. Adjournment: A motion to adjourn was seconded and passed unanimously around 9:30 pm.

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

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

Prepared by: Julia Quinn
Draft: August 1, 2012