

**Peninsula Community Planning Board Minutes**  
**June 16, 2011**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

Meeting called to order by Chair S. Khalil approx. 6:30 pm with Pledge of Allegiance

(note: MSP = Moved, Seconded and Passed; MSF = Moved, Seconded and Failed)

- A. **Approval of Agenda** – a) A motion by G. Page to add to the agenda a procedural discussion about the following: 1) PCPB meeting length (target end time of 8:30 versus 9:30), 2) paperless “no printed copies” of agenda, 3) the PCPB meeting room arrangement/layout, 4) a submitted “pdf” file of the PCPB By-Laws, 5) Ad Hoc Committee, and 6) votes on subcommittee members from the community was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0); and b) A motion by J. Ross to add to the agenda PCPB Liaison Representative Ross’s report on the North Bay Community Planning Group meeting was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).  
With the modifications of these two motions, the Agenda was approved with no objections.
- B. **Attendance** – Board Members Present: S. Khalil, H. Kinnaird, R. Michael, J. Gott, P. Clark, G. Page, J. Ross, J. Shumaker, A. Jones, P. Nystrom, M. Ryan, and P. Webb. Absent: N. Graham, C. Veum, and N. Allenby.  
Community Attendance – see sign-in sheet posted on PCPB web site.
- C. **Approval of Minutes** – the minutes to the May 19, 2011 PCPB meeting were presented by J. Gott for Board approval. S. Khalil and G. Page requested modifications to two areas of the draft minutes. After inclusion of these requested modifications, a motion by A. Jones to approve the minutes, as amended, was seconded and they were approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- D. **Chair Report** – noted a) a subcommittee implementation plan to increase community outreach while improving efficiency, productivity, transparency and accountability; b) there were two meetings of the By-Laws Ad Hoc subcommittee; G. Page inquired as to how board members were notified of the meeting and if any other board member who was not on the By-Laws Ad Hoc Subcommittee had received email notification of either of those meeting (with no other board members noting that they received email notification); S. Khalil noted that comments from the CPCI regarding suggested By-Law modifications had been received that day and the CPCI comments will be posted on the PCPB web site and that there will be another meeting to discuss the CPCI response ; c) that the San Diego County Taxpayers Association had requested a Town Hall meeting in July to address Redistricting for City Council elections; after a discussion of the PCPB Board, it was decided that there was not yet a need to establish an Ad Hoc subcommittee to address the request, and d) that a Shelter Island Port Tenant’s Association update on the Entry Corridor CIP would be posted on the PCPB web site.
- D. **Treasurer** – N. Graham was not in attendance, but J. Shumaker noted on behalf of N. Graham that the account balance remains at \$91.67. Additionally, J. Shumaker inquired as to if all PCPB members should contribute \$20 each so that there would be sufficient funds to pay the next quarterly PCPB web maintenance bill if new contributions from the community are not received otherwise. No action was taken on his suggestion/question.
- E. **Non Agenda Public Comment** –
- a) Dr. Ellen Quick, Chair of the Sunset Cliffs Natural Park Council (SCNPC) Trails/Coastal Conservancy Grant Committee made a presentation on the overall goals – those being safe trails and to protect the environment. They will make a presentation at the next meeting in July. The drainage work plan is not far enough along, so they will push thru the trails portion at this point in time.
- b) Dr. Craig Barilotti made a presentation regarding the SCNPC drainage issues and noted that those issues shouldn’t hold up the overall plan and should be included with the trail and overall plan. His research on the issue will be posted on the PCPB’s Environment/Water subcommittee web page.
- c) Jim Gilhooly – presented comments on the Naval Base Point Loma plume leak and the expected 10-year project to correct the leak from the fuel storage tanks on NBPL. He also wanted to alert the community to the risks posed by the jet fuel pipeline that runs from NBPL to Marine Corp Air Station Miramar which is over 50 years old. Mr. Gilhooly requested that the PCPB draft a letter of concern regarding the fuel pipeline given it runs along part of the bay and through the Rose Canyon earthquake zone. The PCPB Chair requested that this issue be vetted by the Environment/Water subcommittee.
- d) Chip Carson noted that he lives in Roseville and inquired as to if anyone had news on if the old Von’s store on Rosecrans and Nimitz may become a Ralphs store – but no one present had any confirmation one way or the other on the inquiry.
- e) Bill Ingram expressed concerns regarding Sunroad’s plan to build a hotel on Harbor Island with additional comments regarding the Coastal Commission’s 30 foot height limits for buildings and also on the union versus non-union issues that had been mentioned in the local news. Major concern/request was for the community to be proactive now so that if these plans go through, then precedent could be set for similar actions on Shelter Island.

## II. Action Items:

- A. **Point Loma Townhomes (Substantial Conformance Review):** A. Jones provided a recap of the Project Review Subcommittee vote of 3-1-2 on the Substantial Conformance Review (SCR) and also a vote of 5-1 to recommend approval of the SCR recognizing that the SCR does not allow the subcommittee the ability to review and address the larger range of project issues. Then Rand Wassem, Applicant Representative, provided a presentation on the request for PCPB approval of the SCR. Numerous questions were asked and a full discussion ensued, including extended comments from a few community members. A motion by A. Jones to approve the SCR, recognizing that the SCR does not allow the PCPB the ability to review larger range of issues was passed MSP (6 RM, JS, PW, HK, AJ, PN) – (4 JR, MR, JG, PC) – (1 GP – son is a tenant in one of the existing buildings).
- B. **Arrington Residence (Substantial Conformance Review):** A. Jones provided a recap of the Project Review Subcommittee vote of 5-0-0 on the SCR. Keith Behner and Jim Galvin presented for the applicant. After a discussion, a motion by J. Shumaker to approve the SCR as presented was approved MSP (10 HK, RM, JG, PC, JR, JS, AJ, PN, MR, PW) – (1 GP) – (0).
- C. **Ness Residence (Coastal Development Permit):** A. Jones provided a recap of the Project Review Subcommittee vote of 5-0-0 on the request. After a presentation by Karen Ness, a motion by A. Jones to approve the proposal as presented was approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- D. **Sunset Cliffs Natural Park (Site Improvement Plans):** item was tabled for a later date.
- E. **PCPB Traffic & Transportation Subcommittee request:** P. Nystrom, Chair of the subcommittee provided the subcommittee's position paper on the SANDAG 2050 Regional Transportation Plan since the regional plan has not recommended mitigation measures to traffic issues of concern to the Peninsula including those related to the I-5 and I-8 interconnections. A motion to send the position paper to SANDAG and to seek support of the North Bay and Ocean Beach planning groups/boards and to seek support of Councilman Faulconer was not voted upon. However, a separate motion by G. Page to approve i) sending the Traffic subcommittee letter with various traffic mitigation measure suggestions with the statement that the PCPB is *only asking* that the recommendations be looked at by SANDAG, while noting that the PCPB is not stating that it approves of the recommendations, and furthermore, that the Traffic subcommittee Chair ii) contact the North Bay and Ocean Beach planning groups/boards for support, iii) contact the Beacon seeking to place an article/editorial seeking public support, and iv) request support from Councilman Faulconer was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).

## III. Subcommittee Presentations:

- A. Form Base (Long Range Planning) – J. Shumaker – noted that the New School of Architecture was supportive of assisting the project through use of students in a summer program and that he hoped to have a committee meeting before the next PCPB meeting.
- B. Parks and Recreation – M. Ryan – shared the subcommittee's Mission Statement and Goals, and noted that community input was requested on i) the Sunset Cliffs Natural Park council and their efforts to fix critical drainage issues with PLNU at the California Coastal Conservancy Hillside Trails Project; ii) investigation of the NTC Boat Channel issues as it is scheduled to become the jurisdiction of the SD Parks and Recreation Dept.; iii) investigation of the NTC USS Recruit to be incorporated into NTC Park system; iv) exploration of installation of a gate between the large dog and small dog separate parks at the Dusty Rhodes Dog Park; v) research the possibility of a 10-thousand foot modern recreation center to serve the Peninsula community; vi) exploration of the possibility to build a second Dog Park to serve the southern section of the Peninsula & the opportunity for a Dog Park at NTC; and vii) creation of an inventory of vacant lots and local school yards for possible additional recreation areas.
- C. Project Review – A. Jones – In addition to the Action Items noted above, the property also known as the Point Loma Summit (at 414 La Crescentia Dr.) request for subdivision into 4 separate lots was presented to the subcommittee, but based on numerous comments and questions made in the subcommittee meeting, the client's agents decided to pull the request and go back to the client rather than try to push the request through after receiving a subcommittee vote of 6-0-0 to not support the request.
- D. Airport Authority – P. Webb – provided an update on several issues including proposed high speed rail connections, on the ALUCP which has had a series of committee meetings and suggested people attend to get concerns and other input into the airport authorities, and also regarding air space over the Peninsula where the staff boundaries recommendations have changed to not require real estate notifications on the over-flights.
- E. Traffic and Transportation – P. Nystrom – the subcommittee will be requesting assistance from T. Kempton to request a parking study and traffic study from a traffic engineer for Liberty Station.
- F. Environment/Water – N. Allenby – not present; no presentation.

- G. North Bay Redevelopment PAC & North Bay Community Planning Group – noted that the last meeting of the North Bay Project Area Committee was on April 11<sup>th</sup>; Urban Corps was looking for projects where they could put their clients to work in the area and requested local businesses contact them; Amcal was scheduled to start construction on the Mission apartments this month; next NBPAC meeting is scheduled for July 16<sup>th</sup> at the Urban Corp conference room. Additionally, the North Bay Community Planning Group met on June 15<sup>th</sup>, and that meeting was very brief as the chairperson was out of town; there was no public comment and none of the three governmental representatives were present; three comments were from board members: a High Speed Rail authority meeting was being held from 4:00 to 7:00 on June 16<sup>th</sup>, seven homeless tents were reported on Sports Arena and they were later removed, and a new medical marijuana dispensary near Rosecrans and Camino del Ruiz was noted.
- H. Liberty Station / NTC – P. Clark – noted that Lava Gym and the Point Loma Sports Bar had both closed, but it is expected that they will be replaced. Stone Brewery will soon start construction/renovation of their new facility; Bonny Mann and Concerned Citizens of Point Loma are trying to raise awareness of the Conditional Use Permit process (especially as it pertains to the Rock Church) and are trying to get the City's attention to allow concerned citizens to give input in the CUP requests and renewals; Tony Reed from the Rock Church noted that there was going to be both a DEA conference and High Tech High's graduation (on June 17<sup>th</sup>); and that P-3 is now formally recognized by District 2 Councilman Faulconer, so they will be creating new By Laws and Mission Statement.

**Procedural Matters Discussion:**

G. Page noted that there had been several procedural changes that had been made by the Chair and Mr. Page requested that the Chair involve the full Board if further changes are to be made. Furthermore, the following motions and/or suggestions were made:

- A. A motion by G. Page that the time allocated to the monthly regular PCPB meetings remain as 6:30 to 9:30 was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- B. A motion by G. Page that the PCPB meeting room be rearranged / realigned to allow both the Board and the audience to view the projection screen, given that the agenda and other items could be expected to be projected onto the screen, was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- C. G. Page noted that it was good environmentally to go paperless with the agenda, but that some members of the audience still wished printed agendas – so the Chair suggested that another Board member could provide some printed agendas and Mr. Page offered to provide the printed agendas for the public.
- D. A motion by G. Page to allow the posting of a reduced size electronic file (a pdf file) of the current City approved PCPB By Laws be posted on the PCPB web site (in addition to the existing By Laws document file currently on the PCPB web site) was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- E. A motion by G. Page to add an Action Item to the next Agenda to approve the Community Members on the Airport subcommittee was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).
- F. A motion by G. Page that all meetings (including PCPB meetings and subcommittee meetings, whether Standing or Ad Hoc) be noticed by i) posting a notice at the PL Library, ii) posting the notice on the PCPB web site, and iii) with an email to all PCPB members, was seconded and approved MSP (11 HK, RM, JG, PC, GP, JR, JS, AJ, PN, MR, PW) – (0) – (0).

**VI. Adjournment: 9:12 pm**

Next PCPB monthly meeting 3701 Voltaire **August 18, 2011** at 6:30 PM Pt. Loma Hervey Library.

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

Prepared by: John Gott, Secretary  
 FINAL: July 21, 2011