

**Peninsula Community Planning Board Minutes**  
**November 17, 2011**  
**Meeting Room Pt. Loma Library**

**I. Parliamentary items:**

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

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

Before getting into the agenda, the Chair inquired as to if there was any necessity for a PCPB meeting in December, especially with the holidays being celebrated, etc., and a motion by J. Ross to cancel the December PCPB meeting was made and seconded by M. Ryan and there were no objections noted so it was agreed that the December PCPB meeting would be cancelled unless urgent business was presented and such could be addressed by a Special Meeting.

- A. **Approval of Agenda** – There were no objections or revisions offered to the posted agenda.
- B. **Attendance** – Board Members Present: H. Kinnaird, J. Ross, R. Michael (arrived approx. 6:45 pm), J. Gott, N. Graham (arrived approx. 6:35 pm), B. Coons, C. Veum, G. Page, J. Shumaker, N. Allenby, A. Jones, P. Nystrom, M. Ryan, and P. Webb. Absent: P. Clark.  
Community Attendance – see sign-in sheet posted on PCPB web site.  
**Approval of Minutes** – The minutes to the PCPB meeting on October 20, 2011 were presented by J. Gott for Board approval. After it was clarified that the approval by the Board to issue a draft letter regarding the Runway Protection Zone on Airport Layout was noted in the minutes under Subcommittee Presentations, the minutes were unanimously approved without objection.
- C. **Treasurer** – N. Graham noted that the anticipated funding from Councilman Faulconer was expected to be received by the PCPB in early December.
- D. **Chair's Report** – H. Kinnaird noted that a letter had been sent to the SDUSD (with copies to Councilman Faulconer and Mayor Sanders) expressing thanks for not closing any schools in the PCPB area.
- E. **Non Agenda Public Comment** – 1) Susan Townsend and Ruth Sewell, of the Peninsula Women's Club, provided comments on the San Diego midway Post Office suggesting conversion to multi-family housing with rooms for seniors and for a senior center. They would like to come back to the PCPB and provide a presentation when their plans are more formulated; 2) Laura Hershey provided comments and support for proposed urban agriculture regulation changes, noting nuisances laws are already in place to protect the community and that these proposed changes would allow more flexibility for residents wishing to produce urban agriculture products such as eggs and goats milk ; 3) Jim Gilhooly provided comments on a US Naval Base Point Loma liaison meeting on November 16<sup>th</sup> where the jet fuel pipeline, the repair and replacement of fuel storage tanks, and the replacement of fuel docs were discussed.

**II. Action Items:**

- A. **Sprint – All Souls' Episcopal Church – Wireless Communication Facility CUP renewal** – Presentation started by A. Jones recapping the results of the review by the Project Review Subcommittee, which while there was no quorum of the PRS, their vote was 3-0-0 in support. Deborah Dupratti-Gardner, from Sprint, noted that they were requesting a renewal of the Conditional Use Permit for a wireless communication facility on the All Souls' Church property and that she was ready to answer any questions. A motion by P. Webb to approve the CUP renewal request was seconded and approved MSP (12 RM, JG, NG, BC, CV, GP, JS, NA, AJ, PN, MR, PW) – (1 JR) – (0).
- B. **Coastal Development Permit request – 4546 Del Monte Ave.** – Presentation started by A. Jones recapping the results of the review by the Project Review Subcommittee, which while there was no quorum of the PRS, their vote was 3-0-0 in support; those PRS members also commented that they complemented the design to not block views of neighbors. Applicant Michael Brekka presented request. Some questions were asked and a discussion ensued. A motion by J. Shumaker to approve the CDP request was seconded and approved MSP (13 JR, RM, JG, NG, BC, CV, GP, JS, NA, AJ, PN, MR, PW) – (0) – (0).
- C. **Urban Agricultural Draft Regulations** – Chair H. Kinnaird presented the City's request for a position from the PCPB on proposed modifications to urban agriculture regulations and a lively discussion ensued. A motion by G. Page to approve the draft regulations was seconded and approved MSP (13 JR, RM, JG, NG, BC, CV, GP, JS, NA, AJ, PN, MR, PW) – (0) – (0).
- D. **Famosa Slough lot line adjustment and lot consolidation** – It was noted that the Friends of the Famosa Slough had just determined that PCPB input was not needed for their proposal and thus, this item was removed from the agenda.

- E. **Letter to Councilman Faulconer regarding Draft 2050 Regional Transportation Plan Sustainable Communities Strategy** – P. Nystrom requested approval by the PCPB to send a letter to Councilman Faulconer expressing disappointment that comments made by the PCPB were not incorporated into the 2050 Regional Transportation Plan. A discussion ensued and a motion by P. Webb to issue the letter to Councilman Faulconer with copies sent to the Beacon and to the Midway, Mission Beach, and Ocean Beach planning boards was seconded and approved MSP (12 JR, RM, JG, BC, CV, GP, JS, NA, AJ, PN, MR, PW) – (0) – (1 NG recused herself due to potential conflict of interest via employer and employment).

### III. New/Old Business / Information Items:

#### A. Forum on the Balboa Park / Plaza de Panama modification plans:

1. **Gordon Kovtun (Project Manager from KCM Group) and David Marshall (architect from Heritage Architecture and Planning), with assistance from Rob Fitch and Christen Burn** provided a presentation on proposed modifications often referred to as “The Jacobs Plan”.
2. **Bruce Coons (Executive Director of Save our Heritage Organization)** provided an assessment of “The Jacobs Plan” including concerns (especially with regard to the Cabrillo Bridge Bypass) and alternatives.
3. **J. Shumaker (AIA)** provided another alternative assessment of proposals.

After the above presentations were made – the presenters engaged in a discussion of observations and proposals made by each other. Subsequently, additional input was provided by John Ziebarth and by Dan Soderberg and questions and comments from the audience were addressed. A lively discussion ensued.

### IV. Subcommittee Presentations:

- A. Form Base (Long Range Planning) – J. Shumaker – noted that they will be making a presentation to P-3 next month.
- B. Parks and Recreation – M. Ryan – noted that information received regarding funds received by the City of San Diego for rental properties obtained in conjunction with the acquisition of the Sunset Cliffs Natural Park had become more widely shared and that the account (which is administered by the City for the benefit of the SCNP) had approximately \$450,000 in it.
- C. Project Review – A. Jones – noted that currently, there were no items for the December subcommittee meeting, but that a meeting would be held if applications were received.
- D. Airport Authority – P. Webb noted that a notice of intent had been filed regarding the North Side Improvement Project. Also an Airport Advisory committee meeting had been held earlier that day.
- E. Traffic & Transportation – P. Nystrom – noted the letter to Councilman Faulconer (noted above). Also, there was an issue regarding the intersection of Fenelon St. and Willow St. and they have contacted Gary Halbert to identify City staff (Linda Marabien) with which to consult regarding studies and process
- F. Environment / Water – N. Allenby – still focused on issues regarding the Sunset Cliffs Natural Park.
- G. North Bay Redevelopment PAC – J. Ross noted that there had been no meetings.
- H. Liberty Station / NTC – P. Clark – not present; no report provided.

### V. Government Reports / Public Communications:

- A. Michael Patton, Council Representative for Councilman Faulconer, provided comments on managed competition for fleet services was held and while the City’s department won, the estimated savings for the completion were approximately \$4.4mm; also noted that the City’s rules prohibited the Councilman providing funding to community planning boards, but on December 5<sup>th</sup> or 6<sup>th</sup>, it was expected that the City Council will change the rules to allow such funding.

### VI. Adjournment: A motion by A. Jones to adjourn was seconded and passed unanimously at **8:57 pm**.

Next PCPB monthly meeting 3701 Voltaire **January 19, 2012** 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: January 19, 2012