

**Peninsula Community Planning Board
Board Minutes
November 21, 2013**

Julia Quinn called meeting to order at 6:40 pm.

In Attendance: Julia Quinn, Paul Webb, Mike Ryan, Bruce Cook, Jarvis Ross, Brittany Taylor, Dominic Carnevale, Shannon Osborne, Peter Nystrom, Norm Allenby, Mark Krencik, Jay Shumaker, Bruce Coons, and Nicole Burgess.

Parliamentary Items:

Approval of Agenda – Motion by D. Carnevale, seconded by B. Taylor, to approve minutes approved 13/0/0.

Approval of October Meeting Minutes – Correction Peeling Residence – change “to” to “of”. Pete Nystrom questioned Traffic Committee and item being tabled. We will not need any community resume. Motion by M. Ryan, seconded by B. Coons, to approve minutes passed 8/0/5. Abstentions: Nystrom, Carnevale, Ross, Taylor, and Webb since not present at meeting.

Secretary – N. Burgess mentioned that she is getting better at the job but is willing to pass along the task at any time.

Treasurers Report – P. Clark made a deposit of \$4. New balance of \$49.71.

Chair Report: Chair Motion slips discussed – completely fill out slips with legible writing. Dominic to create a motion slip that is more representative of the vote.

Non-agenda Public Comment: None

Government Reports:

John Ly – Interim Mayor advised budget shortage for next year is about 19 million, but investment returns could help to offset. Oversized vehicle ordinance – still waiting for approval from Coastal Commission.

Avenida de Portugal and Locust – may be in 30 foot height limit that the city is researching this project. Code compliance has not yet gone through inspection.

North Bay Planning Board will be going through a community planning update.

Question by J. Ross –what will be water rate increase be? John stated 7.5% increase up to 15% increase in next several years.

Old Business – Peeling Subdivision, Project No. 239065

Jay concerned that under our present planning system developers usually come to us with a plans before coming to the community planning board, or Project Review Committee for a preliminary review.

Mark Peeling discussed his viewpoint and wanted to get on the record that the board is disagreeing with experts. Wants the board to have an opportunity to confirm or rescind their prior vote. According to Mr. Peeling the two house option has no reasonable path for expense reasons.

Jarvis commented that experts can also make mistakes such as in La Jolla and now the city is being sued for a landslide due to the development.

Mark Peeling feels he has met all his requirements and has a great project and will move forward with the project, even with the appeal.

Jay believes we can discuss alternative ideas to make it work. Also, has confirmed that time is not a huge problem.

Motion made by Bruce Coons to add this project to the next regular scheduled meeting agenda, to reaffirm or rescind the vote to appeal the Planning Commission approval of the Peeling Project, No 239065. Brittany Taylor seconded motion. Vote passed (9/3/1). Opposed were Dominic, Paul and Nicole. Jay abstained as element of motion was missing.

Mark Peeling will attend the next project review committee in the effort to resolve issues related to the project.

John Ly mentioned that time can be an issue as it will be going to council.

Frank Dryer showed an aerial presentation describing opposition to project.

Information Item: PCPB Fundraiser Status – Discusses idea to raise money but having problems since PCPB is not a non-profit organization 501C3.

Action Items:

1. Wireless Communication Facility, Project No. 328979 – Multiple permits, to install two towers on the campus of the football field on Point Loma Nazarene. Paul Webb motioned to approve project. Seconded by Dominic Carnevale. Motion passed unanimously (13/0/0).

2. Point Plaza Time Extension Project No. 344045 – Applicant not present at project review. Motion made by Dominic to approve extension. Mike Ryan seconded motion. Vote taken (2/11/0). Dominic and Mike in favor. Discussion. Motion was made by Paul Webb to direct Jay Shumaker to request applicant to make presentation at next meeting for a request for extension. Bruce Coons seconded motion. Motion passed unanimously (13/0/0).

3. Comments on Draft Program Environmental Impact Report, Project No. 308424
Brittany summarized EIR document, which discusses significant impact. No significant impact on land use, but on transportation. 3.3.1-3.3.7 Mobility Element has impact on Peninsula community. Nicole made comments on how traffic improvements will affect the Peninsula. Brittany discussed the need to keep the small cottages in Ocean Beach and to possibly adopt the same policy. Nicole's recommendations for 3.3.1-3.3.7 were heard by the board.

Motion was made by D. Carnevale, seconded by B. Coons, to request a one month extension to prepare comments on Draft Program Environmental Impact Report (PEIR) Ocean Beach Plan Update Project No. 308424, because we didn't have time to review. Motion passed unanimously (13/0/0).

4. Airport Land Use Compatibility Plan Draft EIR

Motion made by P. Nystrom, seconded by J. Ross, to appoint Paul Webb as the PCPB representative to the Airport Authority Board, passed 12/0/1. N. Allenby abstained because he didn't know what Paul would say.

Subcommittee Reports

Airport Authority – P. Webb – sat down with staff and addressed displacement analysis. North side improvement EIR. Staff did listen to comments and have improved the project a bit.

Environment/Water – N. Allenby - Sunset Cliffs Natural Park is in DSD review

Pt. Loma Treatment Facility Outfall area – wasting 150 million gallons of water as treated water is being put in the ocean.

Long Based Planning – J. Shumaker: City is conducting a water purification project. Traffic corridors were the subject of a recent American Planning Association seminar. The local APA will post information on their website.

Liberty Station – nothing new to report. The Luce Theatre may not go in now.

Parks and Rec – M. Ryan – gophers were back and Cabrillo is planning cookies with Santa.

Traffic and Transportation – Membership is P. Nystrom, J. Shumaker, N. Burgess, and Nancy Graham (Community member).

North Bay Community – J. Ross – meeting yesterday. Development Services described their new community plan. Presented projects that were opposed 30 years ago. Board was not happy with many aspects of the plan.

Meeting adjourned at 9:25 pm.