

# Planning Board Notes

## PENINSULANS, INC.

by: Dusty Rhodes

For the past twenty years an organized group of volunteers have been planning Peninsula land development. Traffic circulation, public facilities, parks and recreation, schools, residential and commercial zoning have all been matters of concern to residents and visitors.

Until recently, when a separate land use plan was developed for Ocean Beach, the planning area consisted of Point Loma, Ocean Beach and Loma Portal neighborhoods. It encompasses 3,780 acres of land area between San Diego Bay and the western city limits.

The Peninsula land mass extends south from Mission Bay to the Cabrillo Monument, a distance of more than six miles. The southerly portion of the Peninsula contains a U.S. Military Installation for which the Federal Government does land use planning.

The original catalyst of community action for long range development planning was the Peninsula Chamber of Commerce. It's efforts led to the establishment of Peninsulans, Inc., a volunteer nonprofit corporation concerned with community planning.

The Peninsula Community Plan was officially launched in December, 1965, when the San Diego City Council recognized and endorsed Peninsulans, Inc. The first land use plan was reviewed extensively by Peninsula residents and city officials and on October 9, 1968, approved by the City Planning Commission. On November 19, 1968, the San Diego City Council unanimously adopted the Peninsula Community Plan.

With the advent of the State Coastal Commission in 1973, and its jurisdiction over land use in coastal areas, a revision to the Plan became necessary. Peninsulans, Inc., again took up the task and with help from the City Planning Department, presented several drafts and revisions to the City Planning Commission. The Peninsula Local Coastal Program of March 24, 1981, is now the approved document.

Land use planning is dynamic. There is a continuing need to revise and adjust plans over time. All residents of the Peninsula are members of Peninsulans, Inc. Every person is welcome to supply input and commentary on the Peninsula Land Use Plan. There are several working committees which provide data to the Board of Directors about all matters of concern in the community. Your ideas are invited. The Board of Directors of Peninsulans, Inc., meet the second Tuesday of each month at 8 a.m., at St. Peter's-by-the-Sea Church, corner of Sunset Cliffs Blvd. and Pt. Loma Avenue. Let your ideas be shared.

## Construction on Sunset Cliffs

by: Cal Chong

*Mr. Chong is an Associate Civil Engineer for the City of San Diego. He has been working on the Sunset Cliffs Protection Project since 1977.*

In December 1981, the City of San Diego was granted a permit from the California Coastal Commission to construct the Sunset Cliffs Shoreline Protection Project. During the permit process considerable public input was received. Several design modifications to the project were implemented to comply with the stringent requirements of the Coastal Act with respect to aesthetic, environmental and public access concerns. The project was then competitively bid and awarded to the low bidder J.W. Mitchell Company in early May 1982 for \$2.4 million. Mitchell Company has been working about a month and has completed about 25% of the project.

The Sunset Cliffs Project is unique because it is designed to minimize cliff erosion, provide safe access to the beaches, be visibly unobtrusive and at the same time meet environmental and safety concerns. Although the major cause of erosion to the cliffs is natural, people have caused significant damage to portions of the cliffs because of illegal cave diggings and heavy foot traffic on the steep slopes.

To deal with these unique problems the City hired Woodward-Clyde Consultants, a geological engineering firm,



WHERE HAVE ALL THE GRUNIONS GONE?

to study and design upper and lower cliff stabilization methods in the area between Narragansett Avenue and Osprey Street. Based on the geology and specific erosion problems in this one mile stretch, Woodward-Clyde designed appropriate protective works. As an example, in the worst area of erosion which is south of Del Mar Avenue, the cliffs have retreated 50-60 feet in the past three years. Here a rip-rap revetment (rocks averaging 8 tons in weight) has been designed for the lower cliffs to absorb wave energy. Above the revetment walks, walls slop-

ing backfill and landscaping has been designed to restore and protect the upper cliffs.

In other areas where erosion is less significant, a splash wall or concrete path or just landscaping is specified as the protective work. Assisting Woodward-Clyde in the aesthetic quality and landscaping is Kawasaki-Theilacker and Associates, Landscape Architects.

In the Del Mar Avenue section of this project, a unique type of retaining wall is being used, a reinforced earth wall that has been used successfully in Europe for a number of years. On this project, these walls will range in height from 8 feet to 24 feet and will result in considerable cost savings over the conventional reinforced concrete retaining wall.

The financing of the entire project is from three sources, a \$1,064,000 being assessed to the benefiting property owners.

Upon completion of this project, which probably will be in late summer, the protective works will save several existing buildings that now extend beyond the cliff's edge, and will protect public utilities such as water and sewer lines and portions of Sunset Cliffs Boulevard in the area of Spaulding Park. It will also provide additional and safe stairway access at Narragansett, Orchard and Point Loma Avenues, as well as lateral access along the base of the cliffs. Further questions may be addressed to Cal Chong at 236-6998.

## THE JUNE 8TH PRIMARY... FOCUSING FOR NOVEMBER

by: Ken Erhardt

Well, we won't have the Peripheral Canal to kick around anymore. It lost...and I'm already conserving water by drinking mass quantities of wine. Proposition 9 aside, downtown's Election Central was flooded with candidates and their entourages on Tuesday night, June 8. The statewide races will be media events this autumn unparalleled by anything except perhaps the World Series and a few Charger games.

San Diego's mayor Pete Wilson won the Republican primary for the U.S. Senate to oppose Jerry Brown. Wilson's victory party in the Presidential Suite on the 19th floor of the Little America Westgate was a stunning event. Three large television sets adorned the living room fixed to the N.B.A. Championship game between the L.A. Lakers and Philadelphia, with a fourth set attached to a Beta-Max capturing Wilson's victory speech for re-play. Speculation on who'll be the next mayor centered on Bill Cleator and Roger Hedgecock.

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## O.B.P.B. ELECTION

The O.B. Planning Board held its 4th election on June 2nd. With extensive advertising through 2 local newspaper and flyers posted throughout the community, the 7 seats sought by 16 candidates drew 244 total votes. The turnout was hailed a success by Planning Board historians citing elections where less than 100 voters turned out.

The results are as follows:

### DISTRICT 1

Lisa Dahl ..... 0  
Michael Riley ..... 3  
Lynndee Johnson ..... 33

### DISTRICT 2

Fred Wanke ..... 12  
Marcia Kline ..... 0  
Mike Greenwald ..... 13

### DISTRICT 3

Harry Nieusma ..... 34  
Larry Kline ..... 1

### DISTRICT 4

Joseph Luther ..... 6  
Richard Grosch ..... 31  
John Yuskiv ..... 19

### DISTRICT 5

Mari Morsell ..... 5  
David Gee ..... 19

### DISTRICT 6

Cynthia Resch ..... 16  
David Haas ..... 19

### DISTRICT 7

Dusty Rhodes ..... 7

## PROPOSITION RESULTS

### PROPOSITION 1

Do you favor making maximum feasible use of active and passive solar design mandatory in all new construction of buildings in Ocean Beach?

Yes - 134 No - 83

### PROPOSITION 2

Do you favor providing Cable Street and Sunset Cliffs Boulevard as one-way streets? Yes - 80 No - 141

### PROPOSITION 3

Do you favor the creation of a swimsuit optional area somewhere along the cliffs, beach or San Diego River in Ocean Beach? Yes - 108 No - 116

### PROPOSITION 4

Do you favor the City of San Diego's Sunset Cliffs Shoreline Stabilization Project? Yes - 112 No - 94

### PROPOSITION 5

Do you favor restricting development and use of Pueblo Lot 212 and the Sunset-Nimitz Triangle to some combination of the following uses: community gardens, community theatre, educational institutions, traditional park and recreational facilities?

Yes - 174 No - 38

### PROPOSITION 6

What would you like to see on Sunset Cliffs-Nimitz Triangle Park?

Park ..... 63  
Community Garden ..... 32  
Community Theatre ..... 25  
Robb Field Extension ..... 18  
Pool ..... 15  
Open Space ..... 15  
Playground ..... 10



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