



PCPB- February 18th, 2021 Draft Minutes (Pending approval at March meeting)

PCPB meeting
February 18th, 2021 meeting
6 pm

Zoom conference

General

Meeting called to order by Fred Kosmo at 6:05 pm.

Present: Fred Kosmo, Korla Eaquinta, Jim Hare, Margaret Virissimo, Mandy Havlik, David Dick, Brad Herrin, Andrew Harvey, Monique Tello, Miller Saltzman, Dike Anyiwo, Tracy Dezenzo, Lucky Morrison, Don Sevrens, Mark Krencik, Robert Jackson, Cameron Havlik, Teresa Garces, Miller Saltzman, Geoff Page

Approval of the agenda. Margaret makes a motion to approve the agenda. Robert seconds the motion.

Approval of meeting minutes. Mark Krencik makes a motion to approve the meeting minutes. Korla seconds the motion. Motion passes to approve the meeting minutes.

Board Officer Report

Margaret has circulated the information for a District 2 event with Mayor Gloria on Saturday, February 20th.

On February 23rd, the city council will be taking action regarding short-term vacation rentals in San Diego.

The Redistricting Commission is moving forward with analyzing the city council districts within the city. The government has issued a notice that the census data is coming out later, which will cause delays within the redistricting commission's plan.

Treasurer's Report

Korla reports that the balance for the PCPB is \$757.81.

Non-Agenda Public Comments

None.

Government Reports

Andrew Harvey announces that the county board of supervisors has put together a framework to make the data of COVID vaccinations more transparent.

Monique Tello shares that there is not yet a response to the Froude/Cape May stop-sign request status.

Miller Saltzman reports on the government funding budgets for various covid-relief programs.

Dike Anyiwo reports an action item concerning utilizing the Sports Arena for a COVID vaccination site. There will be communication with the county to discuss the potential of a planning group facilitating this.

Tracy Dezenzo presents a call for residents within the Ocean Beach planning area who has attended at least one meeting within the last 12 months and are interested in being on the board. Now is the time to apply for a write-in candidate. There are currently three districts that do not have candidates running.

Board-Initiated Action Item #1: 2021 PCPB Election – The Election Committee will discuss the procedures for conducting the annual election of members of the Peninsula Community Planning Board in compliance with its Bylaws, City Council Policy 600-24, and COVID-related guidance from the City of San Diego, with the goal of conducting the election on March 18, 2021, with elected members seated at the April 15, 2021. There will be 11 seats available for election, five (5) for full three (3)-year terms, five (5) for partial two (2)-year terms and one (1) for a partial one (1)-year term. (David Dick)

David shared that the election committee had a meeting last Friday that resulted in the preparation of a plan which will require the committee, by motion tonight, to suspend the bylaws in light of the ongoing pandemic and the direction received from the city with how the election is to be conducted. David shared details of the election and its procedures, including the process, relevant documents, dates, and applicants' instructions.

David makes a motion to adopt the plan presented by the election committee. Korla seconds the motion. David amends the motion to include the deadline for candidate submission of application and verification by the end of the zoom conference on March 4th. Korla accepts the modification.

Lucky raised a concern regarding the election's integrity after Jim shared a letter in a meeting containing impartial comments.

Cameron Havlik asks that the board reconsider utilizing a drop-box instead of mail-in ballots because of potential insecurity and risks with mail-in ballots. Additionally, he suggests that voters provide proof of residence, such as providing a utility bill.

The motion passes 6 to 4.

Action Item #1: Etiwanda Map Waiver, (Process 3) Project No. 666686, Zone RM-1-1, 2320 & 2322 Etiwanda Street. Map Waiver and Coastal Development Permit for condo creation of one detached Single Dwelling Unit (SDU) under construction and one existing SDU on a 0.155-acre site. Approved CDP No. 1654953. Coastal (non-appealable), Coastal Height Limit, Parking Impact, and TPA overlay zones. Applicant: Maggie Roland. (Mark Krencik)

Primarily a map to create two condominiums on one property on Etiwanda.

Margaret raises concerns over the lot being split up into condos.

Mark states that the board has already approved the project back in 2017 but had not had a map waiver. The architecture was supported. The board felt that it would be better for the neighborhood to have homeowners rather than renters.

Mark makes a motion to approve the map waiver for Etiwanda. Korla seconds the motion. Motion passed 6 to 3.

Action Item #2: Marseilles Street CDP, (Process 2) Project No. 648383, Zone RS-1-7, 4414 Marseilles Street. Coastal Development Permit to construct a new 640 SF detached companion unit on a 0.15-acre site. Coastal (non-appealable) overlay zone. Applicant: Audrey Ruland. (Mark Krencik)

Margaret makes a motion to approve the project. Brad seconds the motion. Motion passes with eight votes in favor. Korla abstains because she knows the applicants.

Action Item #3: Tonkins ADU CDP, (Process 2) Project No. 671643, Zone RS-1-7, 4475 Del Monte Avenue. Coastal Development Permit to rebuild an existing detached 400 SF garage and add a new second-story 400 SF companion unit on a 0.18-acre site. Coastal (non-appealable) overlay zone. Applicant: Darren Machulsky. (Mark Krencik)

Applicants wish to both repair and renovate the existing garage and add an ADU on top with a roof deck. The unit is against the property lines, so the expansion is limited; however, there is the allowance of renovating the current dimensions.

Mark makes a motion to approve the project. Korla seconds the motion. Motion passed unanimously.

Action Item #4: Strommer ADU CDP, (Process 2) Project No. 676418, Zone RS-1-7, 865 Cordova Street. Coastal Development Permit to construct a new 451 SF ADU above an existing detached garage on a 0.24-acre site. Coastal (non-appealable) overlay zone. Applicant: Micah Winkelstein. (Mark Krencik)

Mark makes a motion to approve the project. Korla seconds the motion. Motion passed unanimously.

Information Item #1: Discuss upcoming CPC items and provide guidance to our CPC representative. (Korla Eaquinta)

CPC discussed the PARC grand jury report. The proposed agenda will include discussions over the gas and electric franchise agreement.

The agenda will include an update on environmental justice policies.

Informational Item #2: Update on Famosa Canyon (Cameron Havlik)

Cameron Havlik states that in November, the San Diego Housing Commissions discussed whether or not to enter into exclusive negotiations with Bridge housing as a preferred developer for Famosa Canyon. The sale would be \$800,000, which is significantly below the market rate.

The item is currently back into the committee as far as is known. The developed economies have changed, and Bridge has yet to submit or back out of the proposal.

Board-Initiated Action Items #1: OBPB Letter on STVR Ordinance. Consider whether the PCPB should take any action before proposed City Council action on February 23, 2021. (Fred Kosmo)

The City council will be voting on the new proposal on February 23rd. There is concern that the proposal will result in the clustering of STVR's because there is no district cap or distance requirements.

Korla expresses support and encouragement for the letter.

Margaret makes a motion of support for the letter. Jim seconds the motion. Fred supports sending a short letter of agreement on the issue. Motion passed 7 to 1.

Board-Initiated Action Items #2: PARKS. Consider approval of a letter of support for Parks and Recreation Coalition (PARC) request that proposed revisions to the Parks Master Plan and Recreation Element be delayed to allow for community inputs. (Mandy Havlik)

PARC presented a petition regarding the park master plan. More information has been forwarded to Mandy regarding this. One of the main concerns is the park's deficit within the community.

Mandy shares a letter of support for the Parks and Recreation Coalition (PARC).

Howard Greenstein is present and asking for support.

Mandy makes a motion to approve the letter of support for PARC that was presented to the board. Don seconds the letter. Motion passes unanimously.

Subcommittee Reports

Airport noise report will be issued in March or April.

Meeting Adjourned