



## Peninsula Community Planning Board- January 20th, 2022 Minutes

PCPB meeting  
January 20th, 2022

Zoom conference

### General

**Meeting called to order at 6:02 pm by Fred Kosmo.**

Present: Fred Kosmo, Margaret Virissimo, Korla Eaquinta, Nicole Burgess, Mandy Havlik, Margarete Virissimo, Brad Herrin, Eva Schmitt, Don Sevrens, Nicole Burgess, Joe Holasek, Sam Laub, Matt Schalles, Angela Vedder, Tina Compton, Robert Trip-Jackson, Cathy Kenton, Dike Anyiwo, Makana Rowan, Dave Schwab, Paul Grimes

Absent: Paul Webb

Approval of the agenda. Angela makes a motion to approve the agenda. Margaret seconds the motion. Motion passes unanimously.

Approval of meeting minutes. Mandy makes a motion to approve the minutes. Tina seconds the motion. Motion passes unanimously.

### BOARD-OFFICER REPORTS

Mandy reminds the community that those who make a motion must fill out their motion slips.

### NON-AGENDA PUBLIC COMMENT

Nicole advocates for an agenda item to educate the board on Vision Zero and reduce traffic fatalities to zero.

### GOVERNMENT AND COMMUNITY REPORTS

Office of Senator Toni G. Atkins - State Report for January 2022

Senator Atkins' 2022 Legislative Priorities

- The California State Legislature reconvened on Monday, January 3rd and Senator Atkins announced her major legislative priorities for the year. These include:
- Continuing to make investments to ensure we are assisting local governments with the resources they need to plan ahead for the impacts of sea level rise, wildfire

mitigation, and drought. This includes refining the local sea level rise grant program established by SB 1: The Sea Level Rise Mitigation and Adaptation Act of 2021 and strengthening funding for water resiliency solutions.

- Introducing a new first-time homebuyer initiative called the “California Dream for All” program. It would be a collaborative program between the state and private investors designed to help more first-time homebuyers, thereby increasing the opportunity to create intergenerational wealth. We’ll also continue to look at other potential solutions, like incentivizing housing production in commercial areas.
- Expanding oversight mechanisms and tracking services funded by the state.  
2022-23 California State Budget Update
- The recent projections from The State’s Legislative Analyst’s Office are forecasting another large surplus totaling between \$45 billion to \$50 billion in discretionary resources.
- Governor Gavin Newsom announced his budget proposal on Monday, January 10th and California State Senate is expecting to announce their transformative 2022-2023 California State Budget proposal in the near future.

Senator Atkins is proud to lead a senate whose budget priority values include:

- Maintaining the state’s historic reserves to protect the progress we are making from future downturns.
- Maximizing infrastructure investments — including for schools and higher education — and strengthening targeted tax relief programs.
- Building a more equitable economy through investments that will help get California back to work, strengthen the middle class, and assist struggling families as well as aging Californians.

#### California Mortgage Relief Program Announcement

- Tuesday, January 5th – California announced a first-in-the-nation mortgage relief program after winning approval from the United States Department of Treasury. The California Mortgage Relief Program issued \$1 billion in funds to cover past due mortgage payments as a one-time grant with a maximum of \$80,000 per household to the homeowners’ mortgage servicer. The program is free and the funds do not need to be repaid.

Main Criteria: Applicants must have faced a pandemic-related financial hardship after Jan. 21,2020.

Applicants must own a single-family home, condominium, or permanently affixed manufactured home in California.

Applicants must have missed at least two mortgage payments before the launch of this program and their household income must be at or below 100% of their county’s Area Median Income.

In addition, applicants must either be receiving public assistance, be severely housing burdened, or have been denied an alternative mortgage workout by their mortgage servicer.

- More information about the California Mortgage Relief Program can be found here: [CaMortgageRelief.org](https://CaMortgageRelief.org)

For any questions, feel free to contact me at: [Cole.Reed@sen.ca.gov](mailto:Cole.Reed@sen.ca.gov)

Sign up for the Senator’s newsletter: <https://sd39.senate.ca.gov/contact/newsletter>

## Mayor Gloria 2nd State of the City Address

Click [here](#) to watch the recording as well as view the full transcript with hyperlinks.

## Update on Sexy Streets

- In August, the City Council approved \$40 million for street repair as part of Mayor Gloria's "Sexy Streets" initiative to improve the condition of your local roads, this initiative which will allow us to pave roughly 54 miles of road for San Diegans over the next 2 years.
- We've released the project list for the next two fiscal years. This list was developed with input from the City Councilmember from each district and scoring from the **Climate Equity Index** to ensure that public tax dollars have the highest return on investment.

### **Streets in District 2:**

- Bacon St from W. Point Loma Blvd to Cape May Ave.
- Kenyon St from Kemper St. to Wing St.
- Wing St from Midway to end
- Waco St from Dakota Dr to Cowley Way
- W. Point Loma from Nimitz Blvd to Adrian St.
- Borreson St from Baker St to Ticonderoga St.
- Lloyd St from Lloyd Terrace to Baker St.
- Lloyd Pl from Lloyd St to End

## Homes For All of Us Housing Package Update

- On July 2021, Mayor Gloria announced his "Homes For All of Us" housing initiative which features two Housing Action Packages each consisting of a suite of amendments to City development regulations and property use that streamline housing production.
- Mayor Gloria has set forth to move forward with the first of two Housing Action Packages
- The items below that are part of the Housing Action Package that went under consideration on December 16<sup>th</sup> which received unanimous approval from the Planning Commission:
  - **Housing at City facilities:** Streamlines the process for building affordable and middle-income homes on city-owned sites.
  - **Affordable housing in all communities:** Encourages affordable housing construction in communities with little to no affordable housing. To meet the city's climate and equity goals, the homes must be built near transit and in "high resource" areas — areas close to good-paying jobs that have low levels of air and water pollution and a high student achievement.
  - **Employee Housing Incentive Program:** Provides incentives for non-residential developments to build homes or pay into a San Diego Housing Commission fund used to develop affordable homes.
  - **Live/work flexibility:** Currently, the City allows for the development of live/work units that function as both a home and place of business. This proposal would further ease requirements for live/work units to allow for more work-from-home and telework opportunities.

- **Housing Accessibility Program:** Provides incentives to housing developments that include more accessible housing, including housing for seniors and people who have disabilities.
- **Housing for families:** Provides incentives for multifamily housing developments to build homes with three or more bedrooms to ensure that families of all sizes have opportunities for housing. Additional incentives are awarded if the three-or-more-bedroom units are reserved for middle-income families.
- This was approved unanimously at the Land Use and Housing subcommittee last week and will make its way to the full Council in the coming weeks.

Cathy Kenton reports on the current situation in Midway with the unhoused community.

### **APPLICANT-INITIATED ACTION ITEMS**

**1. 3126 Qualtrough Street. Project Number 691116. Coastal Development Permit to maintain an unpermitted 1,097 SF ADU and deck expansion on a site with a 4,162 SF single-family residence with a 4-car garage. RS-1-4 Zone, Coastal Overlay Zone. (Approved 6-0) Applicant: Thomas Morley (Joe Holasek)**

The architect is not present at the meeting due to personal reasons. Two small structures in the yard were combined without a permit to make an ADU. They are currently going through the permit process. The ADU is entirely shielded from view, and there are currently; four parking spaces within the lot. The owners have no plans to rent it out.

Joe states that this project would be permitted and approved under the current ADU rules. The applicant unintentionally did not pursue the correct permits, as far as Project Review is aware.

Brad made a motion to approve this project. Robert seconds the motion. Those who vote to approve: Brad, Korla, Mandy, Robert, Angela, Tina, Nicole, Matt, Joe, Sam. Those who vote against Margaret, Eva, Don. Motion passes 10 to 3.

**2. ADU recommendations to the City of San Diego. Approve Project Review Committee PCPB draft "Resolution" letter to the Mayor and City Council regarding potential changes to the current ADU regulations. (Joe Holasek)**

Joe and Korla present a draft letter to the board.

Fred suggests making a motion to change the grammar that Don put forward.

Mandy makes a motion to approve the letter. Angela seconds the motion. Don seconds Fred's comment on approving the letter with the edits.

Korla would like the board to send this in as part of the code update suggestion with the city.

Those who vote to approve the motion: Margaret, Brad, Korla, Mandy, Eva, Don, Robert, Angela, Tina, Joe, Sam. Those who vote to oppose: Nicole, Matt. Motion passes 12 to 2.

### **INFORMATION ITEMS**

**Discuss upcoming CPC items and guide our CPC representative, including guidance on the proposed revisions to 600-24, and the below four alternative responses discussed by the CPC. (Korla Eaquina)**

1. Work with CM LaCava to make his proposals acceptable, then live with them.
2. Request that the Mayor appoint all members of CPGs to avoid conflict with the City Charter, and keep current or preferred rules.
3. Work toward an amendment to the City Charter that establishes CPGs and some of the rules for governance.
4. If Council passes Mr. LaCava's proposals in their present form, then organize independent community groups that do not request recognition from the council, but that continue to advocate for their communities.

The board discusses the new changes and how they will impact the input of CPGs.

Korla asks if the board would be supportive of her discussing supporting point number 3 at the upcoming CPC meeting.

### **BOARD-INITIATED ACTION ITEMS**

**1. March 2022 PCPB Election. Discuss and approve procedures for the March 2022 PCPB election and candidates forum. Select and approve the Election Chair and Election Committee. (Margaret Virissimo)**

Fred states that we should strongly consider using the same procedure used for the last election to accommodate mail in with COVID protocols. Margaret agrees.

Mandy asks if there is a possibility to do it online.

Margaret said that there is a lack of accountability doing things via the mail.

Angela asks if the board should have multiple dates to drop off ballots.

Don suggests that we use the same system as the previous election.

Mandy asks if there is an opportunity to extend the hours.

Margaret points out that the bulk of the ballots were mailed.

Korla states that extending the hours would be a burden on the committee.

Angela volunteers to be on the election chair.

Mandy volunteers to be on the subcommittee.

Margaret makes a motion to elect Angela to be the chair of the election committee. Motion passes unanimously.

Angela makes a motion to include Matt, Sam, Robert, Mandy, and Paul Grimes as an at large community member on the committee. Motion passes unanimously.

**Meeting adjourned at 8:05 pm by Fred Kosmo.**