



Peninsula Community Planning Board- February 17th, 2022 Minutes

PCPB meeting
February 17th, 2022

Zoom conference

General

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

Present: Fred Kosmo, Margaret Virissimo, Brad Herrin, Korla Eaquina, Mandy Havlik, Robert Tripp-Jackson, Don Sevrens, Angela Vedder, Tina Compton, Joe Holasek, Sam Laub, Matt Schalles, Nicole Burgess, Paul Webb, Cole Reed, Tracy Dezenzo, Kalani Creutzberg, Makana Rowan, Ann Swanson, Christine Gonzalez, Andrea Osgood, Allison Rolfe, Laura Fink, Sarah Kruer Jager, Erik Shcraner, Matthew Chasman, Deborah Ruane, Raymond Tersini, Muska Laiq, Michael Hayes, Dan Talant, Christian Nazarian, Erik Judson, Elizabeth Getzoff, Dike Anyiwo

Approval of the agenda. Korla states two changes to the agenda: Allison Rolfe is the consultant for Monarch Group. Sam makes a motion to approve the agenda. Mandy seconds the motion. Motion passes unanimously.

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

BOARD-OFFICER REPORTS

None.

NON-AGENDA PUBLIC COMMENT

Mandy Havlik announced her run for city council.

Tracy Dezenzo announced that the Arts and Culture Commission holds public meetings and they are wanting to let the public know about them and get involved. You can find more information about the meeting dates and times at [Commission for Arts and Culture | City of San Diego Official Website](#)

Michael Hayes from SDPD provided update on state and city mask mandate is being lifted and provided an update on the Midway homeless encampment along Hancock. He stated that only 8 unhoused people took advantage of homelessness services and shelters being offered. After the 3rd contact they issue a misdemeanor citation and after the 4th contact depending on the circumstances the city will take custodial arrest of the unhoused person and will impound their

items. He said they are tentatively going back to progressive enforcement know that Covid restrictions are being lifted.

GOVERNMENT AND COMMUNITY REPORTS

State Senator Toni Atkins Update provided by Cole Reed-

The state senator is soliciting Women of Distinction in our communities to be considered for awards from her office.

Three early budget proposals were just signed by Governor Newsom. Senate Budget Bill 113- Relief for businesses who experienced setbacks due to the Pandemic, Senate Budget Bill 114- Ensures employees have up to 2 weeks worth of Covid Supplemental Sick Time and will end at the end of September 2022, Senate Budget Bill 115- Invests \$1.9 Billion dollars to boost California's Covid-19 response.

The DMV is asking for people to go paperless instead of receiving statements in the mail.

State Assemblymember Chris Ward Update-

Assemblymember Ward returned to Sacramento on January 3rd, where our team in the Capitol is helping to begin our new legislative session. On January 31st there was a deadline in the legislature for two year bills to pass the assembly and Assemblymember Ward did get his bill passed on that deadline. The bill is AB 311 which is our ghost gun bill, it made sure that we closed the loophole that was still available at the Del Mar Fairgrounds to sell ghost guns. The County and City of San Diego had already passed their own measures to stop the sale of ghost guns, and since the Fairgrounds are state land, they would have been exempt. And this bill looks to address that. It is now on its way to the Senate. He also reintroduced AB 1640 to establish Regional Climate Networks. It would provide the ability for regions to form networks empowered to convene, receive, and apply for funds and prioritize adaptation projects. This bill will be first heard in March.

Another important piece of legislation is the new COVID-19 Supplemental Paid Sick Leave which recently passed the Assembly. This bill is retroactive to January 1, 2022 and will require employers to provide two weeks of paid sick leave through to September 30 2022 to all employees. It would help employees who were affected by the recent omicron wave, still get paid for the period of time where they needed to either care for themselves or their family members and were unable to work. The bill was signed by Governor Newsom last week.

Additionally, Assemblymember Ward has two new roles in the State Assembly. He has now been added as a member of the Assembly Housing Committee and he was also named the new Assistant Majority Leader. He looks forward to how he can be of service to advocate for Assembly District 78 in this new role.

Lastly, on January 18th we hosted a virtual town hall with Lieutenant Governor Kounalakis. Assemblymember Ward and the Lt. Governor addressed a wide variety of topics including higher education, climate and the California Budget. It has now been uploaded to our social media and our website if you were unable to join us.

As always, if you are having any issues with any state related agencies, EDD, DMV, ABC etc. please feel free to reach out. Our office is always happy to help.

Mayor Todd Gloria Update-

Homes For All of Us Approved by Council

As part of his commitment to build more housing that San Diegans can actually afford, Mayor Todd Gloria secured City Council approval on February 8 on a major piece of his "Homes For All of Us" initiative – the first of multiple Housing Action Packages that take a comprehensive approach to creating more housing.

"Homes for All of Us," which Mayor Gloria announced in July, features multiple Housing Action Packages, each consisting of a suite of amendments to City development regulations and property use that speed up housing production. The items in the first Housing Action Package, approved by the City Council today, include the following reforms:

Senate Bill 9 implementation: Implements the state law allowing the split of a single-family lot into two lots, and permitting up to two new homes on each lot. The City's implementation is aimed at preserving neighborhood quality while providing more opportunities for affordable housing in all communities.

Accessory Dwelling Unit (ADU) ordinance amendments: Amends the City's existing ADU ordinance to make it consistent with SB 9 on privacy, landscaping and development impact fees.

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 educational achievement.

Employee Housing Incentive Program: Provides incentives for non-residential developments to pay into a San Diego Housing Commission fund that will be 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 facilitate the production of live/work units to allow for more work-from-home and telework opportunities.

Housing Accessibility Program: Provides incentives to include more accessible housing for people with disabilities, with adequate space in kitchens and bathrooms and accessible routes throughout the building. As San Diego's population ages, creating accessible homes is an important way to ensure more residents can remain and live independently in San Diego.

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. A second Housing Action Package will begin to move through the City's approval process shortly. It will include an opt-in to Senate Bill 10, which will make it easier to build apartments close to mass transit, as well as recommendations from Mayor Gloria's Middle-Income Housing Working Group and additional amendments to the City's Land Development Code related to the production of housing.

Virtual Infrastructure Webinars

Please see the attached invite for a series of public webinars that the City is hosting to educate constituents on the capital projects process - how does the City make decisions? How do you advocate for your community? What's the process? Etc.

There are 4 scheduled dates. Each Councilmember on the Active Transportation Infrastructure Committee will take turn as host.

Parks & Recreation Update

We currently have around 100 full-time permanent vacancies in the general fund for Parks & Recreation positions. Of those, we have:

11 park rangers – currently in the interview process with backgrounds pending; we should be able to make offers later this month

48 grounds maintenance workers – currently in the interview process as well

3 assistant recreation center directors – very recently resigned from position and may be filled from previous recruitment process

remaining FT vacancies include a variety of positions, such as custodians, utility workers, laborers, heavy truck drivers, mower operators, aquatics technicians, and several administrative support positions. Each of these are also in the process of being filled, with some currently out for recruitment/application. This includes a few supervisory positions that became vacant since our recruitment efforts last fall, such as a recent retirement for a district manager and a recent promotion of a grounds maintenance manager.

On the hourly side, we continue to have open, continuous recruitment for recreation aide, recreation leader, and swimming pool guards. We are seeing more submit applications, so we are optimistic that more people will join the list and allow us to continue interviews and recruitment of those positions. It is clear that our efforts to increase outreach efforts, specifically related to the virtual job fairs and sharing of recruitment announcements with nonprofit partners, has been effective in helping generate interest in a job in public service and recreation.

Streetlight Repair Update

In partnership with the Performance and Analytics Department, the Transportation Department has created a data driven approach to addressing the streetlight repair backlog.

The streetlight program has been re-tooled to focus on identifying and making repairs to significant blocks of streetlights quickly by using, for example, some of the following criteria:

High crime areas

Neighborhood blocks with multiple streetlight outages (geospatial clusters)

High crash/injury areas

Historically underserved communities

Service levels by Community Planning Area

Age of service notification

Using data collected via Get It Done and from the Performance and Analytics Department to validate the Transportation Department's initial findings and analyzing streetlight repair locations with the Transportation Department's Electrical Section, a work plan has been created that is organized by Council District and priority.

The City is working on addressing the backlog with existing City forces by shifting their service delivery focus directly to this issue. Should the City decide to contract supplemental services to assist with the backlog, the City's Purchasing and Contracting Department would require a competitive solicitation for additional electrical services as well as meet and confer with the City's labor organizations.

Makanar Rowan provided an update for CM Jennifer Campbell.-

The street vendor ordinance passed through the subcommittee with a few friendly amendments that will be go before the city council later this month.

Matt Schalles asked what Jen Campbells efforts and stance are with regards to Vision Zero.

He stated that CM Campbell did advocate for several budget items requested on behalf of Vision Zero for this years budget consideration.

Street lights are of concern and focus as this is a citywide issue causing safety issues and request for repair from residents.

APPLICANT-INITIATED ACTION ITEMS

1. 4536 Tivoli Street ADU. Project Number 692100. Coastal Development Permit for the conversion of an existing garage to a 484 SF ADU at the existing single-family residence. The 0.16-acre site is in the RS-1-7 Zone, Coastal Overlay Zone (N-APP-2). Applicant: Kalani Creutzburg (Joe Holasek)

Project Review asked the owner if they were willing to add a parking space off the alley. The owner clarified that it is a single-lane dirt alley, and so a parking spot was not appropriate there due to the current condition of the alley.

Project Review approved the project unanimously, 5 to 0.

Don asks if additional people will be living. There will be one renter living in the ADU.

Korla makes a motion to approve the project. Paul seconds the motion. Those in favor include Korla, Paul, Mandy, Angela, Matt, Tina, Robert, Joe. Those opposed: Don, Sam. Motion passes 8 to 2.

2. 4520 Bermuda Avenue. Project Number 697292 Coastal Development Permit to demolish the existing garage and build a new 222-square-foot carport, 440-square foot, two-car garage, and 220-square-foot storage. Work also to include a new 837- square-foot second-story ADU with a 218-square-foot exterior balcony. The 0.1606- acre site located at 4520 Bermuda Ave is zoned RS-1-7, in the Coastal Non-appealable overlay zone within the Peninsula Community plan area. Applicant: Christiaan Nazarian (Joe Holasek)

Joe recuses himself from the vote because this project is through his office.

The vote at project review was 4-0-1.

Korla makes a motion to approve the project. Sam seconds the motion. Motion passes unanimously, with Joe abstaining. 10-0-1

INFORMATION ITEMS

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

Korla shares that the next meeting will be discussing the proposed retail cannabis ordinance. The city is looking to remove the 1000 ft. distance from sensitive use areas.

Korla supports maintaining the 1000 ft. distance and asks the board to support her position. Mandy second this.

Matt recommends using the same distance model as other controlled substances to support maintaining the distance.

2. Presentation by Collaborative Land Use Solutions on their proposal to redevelop the Midway Sports Arena area. (Allison Rolfe)

Allison Rolfe with the Monarch Group presents the proposed redevelopment of the Midway area.

Mandy asks if the arena would be demolished or refaced with this proposed plan.

The existing arena would be demolished and rebuilt in a different area. The stadium would maintain the Gulls.

Mandy recommends reconsidering the plan to have green roofs and trees on the rooftops.

The Monarch Group states that removing the 30 ft. height limit is necessary for the design plan and for their project to move forward.

3. Update on the status of the Canon Street Pocket Park Project and the Voltaire Bridge Project. (Don Sevrens)

Don shares that there is a question on why there has been over \$800,000 in soft engineering costs, although no physical changes or development has been made on the physical park.

BOARD INITIATED ACTION ITEMS

1. March 2022 PCPB Election. Discuss and approve procedures for the March 2022 PCPB election and candidates forum. (Angela Vedder)

Angela shares that the election will occur in person for one day with extended hours from 2-7.

The election committee decided not to go with an online election service.

Korla recommends changing the deadline applications. Angela agrees to move up the application date closer to the election day.

Korla recommends allowing for write-ins.

Fred suggests moving the election application deadline and the candidate's forum to March 10th.

Angela makes a motion to have the election guidelines approved by the group with the changes that will allow write-in candidates and have the deadline and candidate forum on March 10th. Robert seconds the motion. Sam seconds the motion. Motion passes unanimously, 11 to 0.

2. Letter requesting installation of No Parking from 10 pm- 4 am Signs and City of San Diego Regulation and Rules Signs along SSC's Boulevard and red striping to be expanded along the turn at SSC's Boulevard and Ladera to allow for more space for emergency response vehicles to turn the corner without going over the double yellow line. Request the city to expand Red Striping at the drain along SSC in between Monaco and Ladera to promote visibility. Request for more police enforcement of the area and for additional funding for peace officers to patrol the area. (Mandy Havlik)

Brad states that there are residents who park on the street and so there might be a concern with restricting parking.

Mandy states that she wants to see restrictions on both sides so that the problem does not simply move across the street.

There is concern that the problem will simply relocate down the street.

Robert suggests lightning and enforcement for more immediate relief.

Mandy is asking for additional staffing and officers.

Angela asks that the time be changed from 10 to 11.

Mandy makes a motion to approve the letter with the change of the hours from 10 to 11 and keep everything else as is. Brad seconds the motion. Motion passes unanimously, 11 to 0.

3. Letter of support for Sunset Cliffs Park Drainage Improvements, CIP# L14005. \$1,095,000 for the Fiscal Year 2023 CIP Budget. This project provides for drainage improvements at Sunset Cliffs Natural Park, Hillside section, including the removal of existing houses located on parkland, restoration of natural areas to allow water percolation, and installation of site appropriate drainage devices. Phase I includes the removal of four existing homes located in the Sunset Cliffs Natural Park, the restoration and revegetation of these areas, ADA parking, and the inclusion of trails and lookouts per the community master plan. Phase II includes the evaluation of the drainage within the Sunset Cliffs Natural Park and the implementation of a complete drainage system. (Mandy Havlik)

Mandy makes a motion to approve the letter as is. Don seconds the motion. Motion passes unanimously, 11 to 0.

Meeting Adjourned at 8:18 pm by Fred Kosmo.