



Peninsula Community Planning Board- March 17th, 2022 Minutes

PCPB meeting
March 17th, 2022

Zoom conference

General

Meeting called to order at 6:01 pm by Fred Kosmo.

Present: Fred Kosmo, Margaret Virissimo, Korla Eaquinta, Paul Webb, Mandy Havlik, Margarete Virissimo, Brad Herrin, Eva Schmitt, Don Sevrens, Nicole Burges, Joe Holasek, Sam Laub, Matt Schalles, Angela Vedder, Tina Compton

Approval of the agenda. Margaret makes a motion to approve the agenda. Eva seconded the motion. Motion passes unanimously.

Approval of meeting minutes. Minutes will be up for approval at the next meeting in April.

BOARD-OFFICER REPORTS

Fred shares that there are five candidates, so no election needs to be held. There is one vacancy.

Korla shares that the balance remains the same as last month- \$1192.81. Two bills are to be paid, webmaster and zoom platform fees. This will be on the agenda for next month.

Mandy reminds the group that the motion slips need to be filled out if a motion is made.

NON-AGENDA PUBLIC COMMENT

Mandy Havlik announced her campaign for city council.

Tracy Dezenzo gave an Arts and Culture update. The city has a heat map online that shows the impact and investments of arts and culture throughout our community. It shows you where your tax dollars are being spent.

Korla Eaquinta announced the Spring Fling event on April 2nd at NTC Park. Senior and healthcare shopping hours will be ending.

GOVERNMENT AND COMMUNITY REPORTS

Assemblymember Chris Ward Update provided by Ansermio Estrada and Miki Holmes.

State Assembly Legislative package with 17 bills.

Assembly Bill 2316 Establish statewide community solar and storage program. This will help consumers wanting to use cleaner energy but cannot access or afford solar panels at their residence.

Assembly Bill 2120 Ensure federal funding be allocated equitably among the state of California. This will fix the faulty formula to allow for our region to properly invest into our infrastructure.

Assembly Bill 1771 California Anti-housing Speculation Act which would impose a tax of 25% on their total net capital gains from the time of purchase to the exchange or sale of the property. You can find more information at CAHousingSpeculation.org.

Council Member Jennifer Campbell update emailed by Makana Rowan.

Our new Community Rep starts next week and he will have Pt. Loma so this will be rectified moving forward. Here are some updates:

- **Vendors Ordinance Approved**

[\(link to press release\)](#)

- **Small Business and Nonprofit Relief Grants**

City announced \$6M in new funding for small business and nonprofit relief
[Mayor Gloria Announces Award of COVID-19 Relief Grants to Local Small Businesses and Nonprofits | City of San Diego Official Website](#)

- **CMC conducted Annual Point in time count with Mayor Gloria in D2 (OB)**

- **New Virtual DSD inspections:**

[2022-02-28_new_virtual_appointment_for_inspection_services.pdf \(sandiego.gov\)](#)

- **Build SD Better Virtual Workshop**

[Build Better SD Workshop Registration Form | City of San Diego Official Website](#)
[Build Better SD | City of San Diego Official Website](#)

- **Budget CIP Survey**

English Survey: <https://www.sandiego.gov/PrioritizingCIPSurvey>
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In addition, on March 9th, the CA State Coastal Commission approved Councilmember Campbells's Short-term vacation rental regulations

APPLICANT-INITIATED ACTION ITEMS

1. 3525 Wilcox. Project number 692645. PENINSULA (Process 5) Wilcox Street Right of Way Vacation and Coastal Development Permit south of 3525 Wilcox Street. The site is located in the RS-1-7 Zone, and Coastal (Non-appealable-2) Overlay zone within the Peninsula Community Plan and Council District. Applicant: Antoinette DeSantis; Presenter: Jose Gomez (Joe Holasek) (Approved 5-0)

Jose requests that the board approve of the street project without incorporating the City's request of installing a standard driveway.

Margaret makes a motion to approve the motion. Don seconds the motion with the addition of a friendly amendment that the request includes that the project is relieved of including a sidewalk. Margaret makes a motion to approve with the addition of Don's amendment.

Motion passed unanimously, 13 to 0.

2. 2916-2996 Worden Street. Project Number 694149. PENINSULA (PROCESS 4) Tentative map request to convert existing 3-building/21-unit apartment development to condominium units; Building A-1 (8 units), Building A-2 (8 units) and Building B (5 units). The 1.26-acre site is located at 2916-2996 Worden Street in the RM-3-7 Zone within the Peninsula Community Plan area. Council District 2. Applicant: Abigail Rex (Joe Holasek) (Approved 4-1)

Mandy asks the price range and commends the group for including drought tolerant landscaping.

The price will be driven by market demand and will be estimated to be from around \$600,000-\$800,000.

The current tenants will be offered priority if they seek to purchase a unit. If not, they will be directed to options to rent other units owned by the same group. Loma 21 will offer relocation assistance.

There would be a common HOA to oversee the entire development.

Eva asks about the current demographic in the units. The response is that those who would qualify to rent a unit will most likely qualify to purchase the units.

The HOA fees have not been finalized yet.

Matt asks if any of the units will be listed as affordable housing. Currently there are no affordable units in the plan.

Brad expresses concern that this project will end up taking apartment stock away from those in need and will end up benefiting those who can afford the down payment and make the highest offer, rather than the advertised first time home buyer/single family.

Don asks if there will be some units remaining as rentals. There will be some units that are improved but remain rental apartment units.

Mandy asks if vacation rentals will be allowed. The HOA rules will not allow for vacation rentals within the units.

Mandy asks if there will be a financial option to move from renter to homeowner and suggests that this be included as a program in the project.

Joe makes a motion to approve the diversion of the units with the overlay of the condo map on the project located at 2916 to 2996 Warden street.

Margaret shares Brad concerns in his previous comments and states the importance of maintaining rental stock in the community.

Fred conducts an official roll call for the motion. Those who oppose: Margaret, Brad, Eva, Tina, Matt Those who vote to approve: Korla, Mandy, Don, Angela, Nicole, Joe, Sam, Paul.

Motion passes 8 to 5.

INFORMATION ITEMS

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

Korla says the Build Better San Diego will be coming before the planning commission on March 24th.

2. Informational update on Ocean Beach palms and flight pattern. Board voted to oppose removal of Palm trees and to request further information regarding this request by the city forester. Now, no agency is taking responsibility for calling them aviation obstruction. (Mandy Havlik)

Mandy received a response from Scott Peters' office regarding the palm trees. The FAA is not the agency that requested the removal of these palm trees.

3. Midway Update. Update on the Sports Arena, homeless, and crime. (Margaret Virissimo)

Margaret shares that there has been new approval to put action and attention into the “homeless encampment”.

Councilmember Jen Campbell appeared and spoke upon Measure E, stating that she will be part of the approval process, and that if Measure E goes to a state level, she will be a visible advocate. She stated the EIR report has been completed, contrary to what the board has heard.

BOARD-INITIATED ACTION ITEMS

1. Approval of Election Cancellation and Appointment of New PCPB Board Members. In response to COVID, the City issued guidelines that planning board elections did not need to be held if the number of candidates was equal to or less than the number of available seats. In that case, new Board members can be appointed by a vote of the Board. For the PCPB election, we had 5 candidates apply for 5 spots. The candidates are Korla Eaquina, Margaret Virissimo, Tina Compton, Leah Schaperow, and J. Javier Saunders. In light of on-going concerns for public health and safety, this item is to approve the cancellation of the PCPB election and approve the appointment of qualified candidates to the PCPB Board. They would serve a 3-year term starting in April 2022. (Angela Vedder)

Angela shares that there were five vacant spots and five applicants, so according to the bylaws no election is necessary.

Angela speaks on behalf of Javier Sanders, who is applying to a vacant position.

Angela makes a motion to cancel the election, and to appoint Korla, Tina, Margaret, and Javier to fill the four out of the five seats through terms of three years starting April of 2022. Sam seconds the motion.

Brad supports Javier’s motion to the board.

Fred conducts an official roll call for the motion. Those in favor: Margaret, Brad, Korla, Mandy, Eva, Don, Angela, Tina, Nicole, Matt, Joe, Sam, Paul.

Motion passes unanimously, 13 to 0.

2. Filling any PCPB Board Vacancy Pursuant to the PCPB Bylaws. If any of the above candidates is not qualified to serve on the PCPB Board or is not appointed for any other reason, we will have a vacancy on the Board. This item is to approve plans to fill any vacancy on the Board consistent with the PCPB Bylaws, Article IV. (Angela Vedder)

There is currently one vacancy because one of the applicants was not qualified to fill the spot, due to an issue with attendance requirements.

Mandy suggests that if she shows up to a meeting, she will qualify to become a candidate.

Fred and Angela discussed scheduling the vacancy election for May, and giving people the opportunity to attend the April planning board meeting to meet the candidate requirements of attending at least one meeting within the election year.

Margaret makes a motion to fill the vacancy at a vacancy appointment in the May main board meeting and to encourage candidates to attend the April meeting, and to set the deadline for applicants to be sent to Angela one week before the May meeting.

Those in favor: Margaret, Brad, Korla, Mandy, Eva, Don, Angela, Tina, Nicole, Matt, Joe, Sam, Paul.

Motion passed unanimously, 13 to 0.

3. Review and approve letter of recommendation regarding street sweeping schedule and signage. Letter prepared by HS liaisons. (HS Liaisons)

The student liaisons presented the letter with the recommendation before the board.

Caleb reads the introduction of the letter to the board.

Anna reads the outlines of requests.

Korla thanks the two students for their involvement.

Mandy makes a motion to approve the letter. Margaret seconds the motion. Motion passed unanimously, 13 to 0.

Meeting Adjourned at 8:00 pm by Fred Kosmo.