



Peninsula Community Planning Board July 20th, 2023 Minutes

PCPB meeting
PL Hervey Library
July 20th, 2023
6 PM

GENERAL

Call to Order

The meeting was called to order by Fred Kosmo at 6:06 pm.

Board Present: Fred Kosmo, Margaret Virissimo, Mandy Havlik, Sam Laub, Korla Eaquinta, Eric Law, Andrew Hollingworth, Javier Saunders, Joe Holasek, Tina Compton.
Cori Salcido and Jacqueline Greulich were seated on the board after election results announced.

Board Absent: Brad Herrin, Angela Vedder, Robert Tripp Jackson.

Student Liaison Addison Bullard is not present.

Public Present: Rachel Davenport, Julio Medina, Farhad Hassan, Max Apodaca, Elizabeth Getzoff, Michelle Fortanas, Lee Hope, Edgar Lozano, Margaret Doyle.

Approval of the Agenda

Margaret Virissimo made a motion to approve the agenda. Sam Laub seconded the motion. The motion passed unanimously, 9-0.

Approval of Minutes

Sam Laub made a motion to approve the minutes. Korla Eaquinta seconded the motion. The motion passed, 9-0

Board Officer Reports

Chair: Fred Kosmo – Planning board remains healthy. I appreciate the support. Thanks to Margaret for running the special election.

1st Vice Chair: Margaret Virissimo – Have been trying to attend most of the committee meetings to see the great of work. Encourage community involvement.

2nd Vice Chair: Angela Vedder – absent.

Treasurer: Korla Eaquinta – PCPB received city stipend funds. Stipend reimbursement totals \$499.94. The bank account balance is \$1192.81. No outstanding bills to pay.

Secretary: Eric Law – nothing to report.

Vacancy Election Results:

Cori Salida – 3-year term

Jacqueline Greulich – 1-year term

New members seated on the board.

Note: No PCPB meeting in August.

NONAGENDA PUBLIC COMMENT

1. Mandy Havlik – There will be a Neighbors for a Better San Diego SB10 rally on Saturday 7/29 at 11AM near Fashion Valley
2. Fred Kosmo – I was at an SB10 rally. There are a lot of people very engaged about the issue
3. Korla Eaquinta – On Saturday, the MCRD band will play at Carousel Day at Balboa. The next Midway Rising briefing is 8/21. Details on the website.

GOVERNMENT and COMMUNITY REPORTS

Mayor's Office: Kohta Zaiser - Not present.

City Council District 2 (Dr. Campbell): Randy Reyes:

- Unsafe Camping Ordinance – goes into effect 1 Aug. The 20th and B Safe sleeping lot is now open.
- The area currently occupied by the old NTC Barracks (now used for Fire Fighting training) will be used as homeless shelter. The barracks must be demolished first. There may also be a safe sleeping lot.
- OB Pier reopened July 4th weekend.
- Midway Rising. Another public briefing at the end of July. Physical due diligence is complete.
- Loma Portal. Bulky item pick up 8/5. Freeman to Whittier Streets.
- Cañon St Pocket Park is coming. Organizing the groundbreaking ceremony for August.

County Supervisor District 3 (Supervisor Terra Lawson-Remer): Rebecca Smith. Not present

State Assembly District 33 (Assemblymember Tasha Boerner): Margaret Doyle.

- Budget request contains \$4M for our district, \$500k for libraries, and money for the port district to electrify piers.
- Question to the group: How do we feel about e-bikes? Answers: Young kids are going way too fast. No helmets. Need licensing.
 - o AB530 was introduced to require licensing. There is further work underway to age restrict or require permitting. Boerner is putting together a stakeholders' group to discuss approaches.

State Senate District 39: (Representative Toni G. Atkins): Cole Reed reports:

- During budget negotiations, Senator Atkins secured close to \$20 million for the 39th Senate District. Notable highlights include:

- \$5.6 million to the Fleet Science Center for exhibit space
- \$2 million to Scripps Oceanography for their California Coastal Monitoring program
- \$1.5 million to the Business Improvement District Council to support Business Improvement Districts, small businesses, and community programming
- \$1.3 million to the San Dieguito River Joint Powers Authority for the Reach the Beach Trail and Western Gateway Project
- \$1 million to the San Diego Zoo for their Molecular Diagnostics Lab

SDPD: Officer Surwilo.

- Decent summer. Can always improve. Just had an academy class graduate. They are still w/ Field Training Officers. SDPD put a mobile Command Post in OB during Independence Day to improve coverage. With lots of extra patrols. SDPD wants to do another CP for Labor Day. In Mid-August the Juvenile services officers go back to schools from the beaches.
- The crime rate at about where we expected it to be. Crimemapping.com to see the data.
 - Margaret Verissimo – You can also use the Citizen app to see the data.
 - Andrew Hollingsworth – I called non-emergency line and cannot get through. Officer Surwilo said, “That’s the main dispatch number and it is always busy.” He added, “If you start a call starts on 911, please don’t hang up. If the call started on non-emergency and becomes an emergency, hang up and call 911.”
- Officer Surwilo talked about the street light cameras and public safety (Council Public Safety Committee forwarded issue to full council yesterday)

City Planning Department: Not present

Point Loma Association: Not present

OB Planning Board: Tracy DeZenzo:

- There should be plans for the pier in the late fall. The pier was designated as historic.
- Short Term Vacation Rentals: There is a group looking at rewriting ordinance to close the loopholes that have allowed one owner to obtain licenses for multiple units.
- OBPB will meet first Weds of the month at 6:30 PM at OB Rec Center

Midway Planning Board: not present

Navy Liaison: position vacant.

APPLICANT-INITIATED ACTION ITEMS

- 1. 690 Rosecrans St. Project number PRJ – 1965372.** Coastal Development Permit and Right-of-Way Vacation to demolish an existing single-family residence and portion of Rogers Street, construct a new 2-story 3,150 SF single-family residence, demolish portion of detached garage and add new 940 SF Accessory Dwelling Unit above garage, located at 690 Rosecrans Street. The 0.18-acre site is in the RS-1-7 Zone and coastal overlay (non-Appellable) Zone within the Peninsula Community Plan Area. Applicant: Lee Hope. (Passed 7-0) (Joe Holasek)

Joe Holasek recapped the project.

Lee Hope (architect) passed out plans and described the project. The overall measured height of the project is greater than the existing house due to the use of an elevator that changes how measurements are taken. The new house blocks no one’s view due to slope. The existing “paper street” will be divided with neighbors. There will be lots of earth moved to build the house, but it will all be backfilled to conform to the existing slope.

Sam Laub made a motion to approve. Korla Eaquina seconded. Motion carried unanimously, 11-0.

- 2. 2392 Kincaid Road. EMTS (Monitoring and Technical Services Laboratory) – NTC. PRJ – 450-790-08-00.** Project proposes to remodel the existing facility and construct a new single-story laboratory building of approximately 2,400 sq ft. The objective is to amend the existing Coastal Development permit to include the new building. The City, our client, has requested that we present the project to the local planning group early in the design process to address any potential community concerns. We are thrilled about this project as it showcases the City's sustainability initiatives, and we believe it will enhance the local community. Applicant: Julio Medina. (Informational Item) (Joe Holasek)

Julio Medina (architect) passed out plans. The city team (Edgar Lozano, Farhad Hassan, Rachel Davenport) introduced themselves. Described facility's role in meeting EPA requirements for water quality monitoring. Noted renovation of existing building and new Ocean Operations building, plus solar electrification and landscape rehabilitation.

Andrew enquired why the project is priced at ~\$12,500 per SF. Response was that the price includes more than just the renovation. The board asked the team to return when the project estimates are better refined.

INFORMATION ITEMS

1. Discuss upcoming CPC items and provide guidance to our CPC representative, including guidance on the proposed revisions to 600-24. (Korla Eaquina)
 - Dark in July. Meet in August due to Blueprint SD due dates.
2. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Don Sevrens, Joe Holasek)
 - Pocket Park construction contract was signed and funded after 9 years. Construction expected to start late July/early August. Project expedited. Completion expected in Aug 2024. Contractor is Dick Miller Construction.
3. Update on City Planning Board Certification Process, including an update on the City's briefing, discuss the City's requirement to collect the board's demographic data, and discussion/board decision on what methods to employ to meet City diversity requirements for the board. (Eric Law)

BOARD-INITIATED ACTION ITEMS

1. Appointment of Committee Chairs, Committee Board Members and Committee public members. (Fred Kosmo)

Add Jacqueline Greulich to long range planning. Add Cori Salcido to Governance. Add Tina Compton to Traffic, Parks, and Environmental.

Margaret Virissimo made a motion to approve. Javier Saunders seconded. Motion carried unanimously, 11-0.

2. Approval of Vacancy Election and new PCPB Board members. (Margaret Virissimo)

Approved earlier.

3. Presentation from high school student liaison about the importance of recycling and review letter of recommendation requesting more recycling receptacles and to increase the service intervals of the trash and recycle bins throughout our community, and approval of draft letter. (Mandy Havlik, Mateo Mori)

Mandy Havlik made a motion to approve the letter. Korla Eaquina seconded. Motion carried unanimously, 11-0.

4. Combined with Agenda Item 5. In light of the HAP 2.0/SB10 Planning Commission meeting on August 3, 2023 and the fact that PCPB will not meeting in August, but the CPC will, discuss potential action items for the PCPB if action is needed on SB 10. (Eric Law) Authorize a PCPB representative to speak in opposition to SB-10 at the Planning Commission Meeting. (Javier Saunders)

- After discussion, the board decided to send Mandy Havlik and Andrew Hollinsworth to the Planning Commission to oppose SB10. They are to base their speaking position on the board's authorized letter.

Margaret Virissimo made a motion to approve. Sam Laub seconded. Motion carried unanimously, 11-0.

6. Consider PCPB Board potential opposition to AB1449 and consider approval of a letter in opposition to AB1449. (Javier Saunders)

Javier Saunders - AB1449 proposes to reduce the CEQA requirements for low-income housing. Low income people deserve the same protections as everyone else.

Andrew Hollingsworth – The bill will be heard Aug 11. We need to send a letter to bill authors. We should also send to it our state senators and assemblypersons representatives.

Javier Saunders made a motion to approve. Tina Compton seconded. Motion carried unanimously, 11-0.

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports, and appointment of public members

Long Range – Javier Saunders: I am working with SANDAG to get a presentation to the board on the Central Mobility Hub.

2. Ad Hoc Committee Reports. None
3. Liaison Reports. None.
4. CPC Report. (Korla Eaquina)

New members must do COW training.

5. PCPB Member Comments

Meeting adjourned by Fred Kosmo at 8:39 pm.