Peninsula Community Planning Board
January 16th, 2025 Minutes

PCPB meeting
Meeting on Zoom
January 16th, 2025
6 PM

GENERAL

The meeting was called to order by Fred Kosmo at 6:00pm.

Board Present: Fred Kosmo, Mandy Havlik, Eric Law, Javier Saunders, Angela Vedder, Jacqueline Greulich, Margaret Virissimo, Cori Salcido, PJ Lucca, Andrew Hollingworth, Will Hooper, Korla Eaquinta, Sam Laub, Kelsey Carter.

Board Absent: Don Sevren.

Student Liaisons: None

Public Present:

Approval of the Agenda

Margaret Virissimo made a motion to approve the agenda. Angela Vedder seconded the motion. The motion passed unanimously, 12-0.

Approval of Minutes

Mandy Havlik made a motion to approve the minutes. Sam Laub seconded the motion. The motion passed, 11-0-1 (Kelsy Carter abstains, not present).

Board Officer Reports

Chair: Fred Kosmo – Elections are coming up. If you know someone who is interested in being on the board, please get them to apply. Lots of great people on the board to step up for board leadership.

1st Vice Chair: Mandy Havlik – Preparing for elections. Will lead the elections committee. Gearing up with High school liaisons. Targeting May for student presentations.

2nd Vice Chair: Angela Vedder - None

Treasurer: Korla Eaquinta - The bank account balance is $1192.81. Starting process in Jun

Secretary: Eric Law - Nothing further.

City Planner Update: Grant Rurode: not present

NONAGENDA PUBLIC COMMENT

Two (2) minutes per issue. Identification of issues that are within the jurisdiction of the PCPB, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

Margaret Virissimo – Forming city wide coalition to oppose mayor's executive order on Complete Communities Housing that leads to overbuilding like the Turquoise tower in PB.

GOVERNMENT and COMMUNITY REPORTS

Government, agency, and community organization reports from representatives in attendance.

Mayor's Office: Randy Reyes.
- Mayor's state of the city speech yesterday.
- Fiscal challenges this year. Tough decisions. Core services remain. $150 million budget deficit.
- Priorities: Housing, Homelessness, Infrastructure, Public Safety
- Need state to clear CalTrans properties of homeless
- County does not do enough for mental health.
- What will mayor do to get affordable housing vouchers for Midway Rising? Mayor not directly involved in Housing Authority. Working on it.
- San Diego Fire is helping with LA fires
- Mayor briefed on fire preparedness in San Diego. No concerns presently.
- Do we have evacuation plans from PL? There are.

City Council District 2 (Dr. Campbell): Margaret Doyle:
- Bluff erosion on Sunset Cliffs: Barriers put in place to keep people safe.
- Measure B: Another public engagement on trash services. Third round. In Midway, 5:30-7 PM, Feb 18th
- Two high danger intersections on PL getting traffic improvements.
- Not any closer to Coastal Resilience brief to PCPB.
- Margaret Virissimo asked for Campbell town hall to improve communication

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

State Assembly District 33 (Assemblymember Tasha Boerner): Robson Winter.
- First week of legislative session.
- Bills: Health Education standardization, Clarification of Density Bonus law – only 100% residential, Muscular Dystrophy-expand screening.

State Senate District 39: (Sen Akeela Weber Pierson): Moala Alo.
- Newly elected.
- Submitted 2 bills of 13 planned.
- Looking for applications for junior legislators program (High School soph/junior)

SDPD: Officer Dave Surwilo/James Harris:
- Shift change this Saturday. Officers rotating shifts.

- Study on call volume – Western Division understaffed. Division assigned 9 new officers to reduce the load.
- Adding a second CRO (Officer Adamek)

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo: Not present.

Midway Planning Board: Not present

Navy Liaison: Dina Ryan, Naval Base Point Loma Community Planning Liaison Officer (CPLO):

- US Navy Reconfigurable Cyber Lab Environmental Assessment: I'm resending an email I circulated to you on Dec. 19 (see below) about accessing the draft EA and the public comment period, which closes on January 20, 2025.
- DoD Hawaii and California Training & Testing OIES: This document addresses a renewal of ongoing testing and training exercises the Navy conducts in the Pacific. The NEPA document, an Environmental Impact Study, is up for renewal. A public meeting was held on Monday, Jan. 13 at Portuguese Hall where the Navy presented program details and answered questions from the public. If anyone is still interested in reviewing the document and providing comments, the public comment period remains open through February 11, 2025. Here is a link to the document: www.nepa.navy.mil/hctteis/
- Traffic and Commuting: NBPL Installation Leadership and I continue to educate our personnel on available commuting options (van pools, carpools, public transportation) and we remind personnel to be considerate to our Point Loma neighbors on the roads and streets outside our installation. This is a message we communicate regularly via multiple formats and will continue to do so indefinitely.

Congressional District Scott Peters: William Rodriquez: Not present.

Airport Authority: Yvonne: Not present

APPLICANT-INITIATED ACTION ITEMS

1. **PRJ-1118355 956 Cordova St** - Coastal Development Permit to demolish the existing 1,095 square-foot one-story single-dwelling unit to construct a 5,660 square-foot two-story single-dwelling unit. The new two-story unit, located at 956 Cordova Street, would include a 1,310 square-foot attached below-grade garage and a 592 square-foot roof deck. The 0.18-acre site is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2. (Christopher Bernhardt/Christian Rice) (Eric Law, 5-0)

Margaret Virissimo made a motion to approve the project. Sam Laub seconded the motion. The motion passed, 13-0.

2. **PRJ-1106527 727 Stafford Place** - Coastal Development Permit to demolish an existing single dwelling unit and construct a new one-story, 3,116 square-foot single dwelling unit with 531 square-foot attached garage and associated site improvements at 727 Stafford

Place. The 0.32-acre site is in the RS-1-7 Zone and Coastal Overlay Zone (Appealable Area) within the Peninsula Community Plan area. (Keoni Rosa) (Eric Law, 5-0)

Mandy Havlik made a motion to approve the project. Sam Laub seconded the motion. The motion passed, 13-0.

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)
   - No updates. Hasn't met in a few months
2. Update on Cañon St. Pocket Park. (Don Sevrens)
   - Present for ribbon cutting. Good board turnout.
   - Some issues with parking on Canon
   - No issues with homeless yet.
3. Update on 4591 Pescadero (3-story ADU). (Eric Law)
4. Discussion of the efforts by the Pacific Beach CPG to object to the proposed 26 story development at Turquoise Street. (Charlie Nieto, PBPG Vice Chair)
5. Update on 1004 Rosecrans. (Eric Law)

BOARD-INITIATED ACTION ITEMS

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

   No action
2. Appointment of Election Chair and Election Committee Members including community members for the March 2025 PCPB Election. Also, discuss and potentially approve Election related dates and Election procedures, for the March 2025 PCPB Election. (Mandy Havlik)

Eric Law made a motion to approve Mandy Havlik's nomination. Sam Laub seconded the motion. The motion passed, 13-0.

Angela Vedder, Sam Laub, Kelsey Carter, and Cori Salcido volunteered for the committee.

Mandy Havlik made a motion to approve the nominated volunteers. Angela Vedder seconded the motion. The motion passed, 13-0.

3. Review and consider approval of letter to the City regarding 1004 Rosecrans, and review and consider approval of other actions by the PCPB regarding 1004 Rosecrans. (Eric Law)

Margaret Virissimo made a motion to approve the letter. Angela Vedder seconded the motion. The motion passed, 13-0.

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports and appointment of public members.

Project Review (Eric Law)
Airport (Will Hooper).
- The ANAC released their 3Q 2024 Report which can be found online here: https://www.san.org/DesktopModules/Bring2mind/DMX/API/Entries/Download?Command=Core_Download&EntryId=17747&language=en-US&PortalId=0&TabId=225

- In summary, Air Carrier air operations during the 3Q were 54,648 events which is a 7.4% increase over 3Q 2023. Total air operations events which also includes Air Taxi, General Aviation, and Military ops, were 60,492 events, a 4.8% increase over 3Q 2023.

Long Range Planning: (Javier Saunders)
Traffic and Transportation (Cori Salcido)
Liberty Station (Javier Saunders)
Parks and Recreation (Mandy Havlik, Angela Vedder)
Environmental (Mandy Havlik)

2. Ad Hoc Committee Reports

3. Liaison Reports

Midway CPG (Margaret Virissimo)
Point Loma Association (Robert Tripp Jackson)
OB CPG (Margaret Virissimo)

4. CPC Report

5. PCPB Member Comments

Meeting adjourned by Fred Kosmo at 8:00pm.