Peninsula Community Planning Board
March 20th, 2025 Minutes

PCPB meeting
Point Loma Hervey Library
3701 Voltaire Street
San Diego, CA 92106
March 20th, 2025
6 PM

GENERAL

The meeting was called to order by Fred Kosmo at 6:07 pm.

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

Board Absent: PJ Lucca

Student Liaisons: None

Public Present: Josh Coyne, Kevin Oliver, Lin Kieser Han, Raghad Hashim, Salvador Galvan, Ash Paranthaman, Chase Davis, Julianna Piatek, Jon Linney, Dee Brown

Approval of the Agenda

Will Hooper made a motion to approve the agenda. Cori Salcido seconded the motion. The motion passed unanimously, 12-0.

Approval of Minutes

Will Hooper made a motion to approve the minutes. Javier Saunders seconded the motion. The motion passed, 11-0-1. Jacquie abstained, not present last month.

Board Officer Reports

Chair: Fred Kosmo – announced he will not run for chair again after serving for 5 years. Thanked the Board for their support.

1st Vice Chair: Mandy Havlik – Thanked Fred for his service. Steady leader through the last 5 years. Has always been very transparent and really receptive and responsive to the community.

2nd Vice Chair: Angela Vedder – Presented flowers to outgoing board members Korla Eaquinta and Margaret Virissimo for 9 years of service to the community.

Treasurer: Korla Eaquinta - The bank account balance is $1192.81.

We need to purchase a stamp for $32.31. After buying the stamp our balance will be $1160.50.

Korla made a motion to approve the purchase of the stamp. Will Hooper seconded the motion. The motion carried 12-0.

Secretary: Eric Law – Nothing to report

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: There will be a large community protest of the proposed development at 1004 Rosecrans on Saturday 3/29 8-11am

GOVERNMENT and COMMUNITY REPORTS

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

Mayor's Office: Randy Reyes. Not present.

City Council District 2 (Dr. Campbell): Margaret Doyle:
- City operating with a substantial budget deficit.
- City implementing Measure C, the hotel tax increase.
- Follow up on the billing for Measure B regarding trash fees and property liens.
- Will send the Council's CIP priorities memo to the board.

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

State Assembly District 33 (Assemblymember Tasha Boerner): Robson Winter.
- Introduced 13 bills. Working on clarification of density bonus law to prevent repeat of Turquoise tower. Focused on preventing use of any affordable housing building for hotels. Also working on bill to increase fairness and transparency of utilities rates.

State Senate District 39: (Sen Akeela Weber Pierson): Moala Alo. Not Present

SDPD: Officer James Harris/Tiffany 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):

- NAVWAR Revitalization Project: The Navy's proposal to revitalize the 70.3-acre OTC to provide new facilities for Naval Information Warfare Systems Command (NAVWAR) continues to move forward. The Navy is working closely with selected developer Manchester Financial Group/Edgemoor Infrastructure & Real Estate (Manchester/Edgemoor) to potentially revitalize the site, located in San Diego, California.

- The Navy is currently in the environmental review process as required by the National Environmental Policy Act (NEPA) to assess potential environmental impacts of revitalizing OTC. The Navy released a Draft Environmental Impact Statement (EIS) in 2021 for public review and comment. In response to comments received, the Navy began a competitive solicitation process in November 2022 and in January 2024 identified a potential master developer, Manchester/Edgemoor, to work with the Navy to develop site-specific details before a final alternative is selected. Now in an exclusive negotiation period, Manchester/Edgemoor may pursue local approvals such as permitting, any necessary environmental documentation, secure financing, and negotiate a potential lease with the Navy. In this potential leasing initiative, the developer would provide new NAVWAR facilities in exchange for private development of the remainder of the site to include housing, retail, commercial and potentially a transit center. The Navy must still complete an EIS and sign a Record of Decision before the project can begin.

- The latest project information is available on the project website, https://navwar-revitalization.com/development/. We encourage you to monitor it regularly and to sign-up to be added to the project mailing list and opt-in for text messages to receive future updates. You can sign-up for the mailing list at https://navwar-revitalization.com/mailing-list/.

- The Navy and Manchester/Edgemoor are committed to remaining engaged with the community throughout all phases of the project. Details of future public engagement opportunities will be announced when scheduled.

Congressional District Scott Peters: William Rodriquez: Not present.

Airport Authority: Yvonne:
- Ben Torres: Terminal 1 on track. Scheduled to open late summer 2025. Blend of local and chain restaurants. Will have a direct flight to Panama on Copa Airlines. Expanded Southwest Airlines routes. Lufthansa will have daily direct flights to Munich. KLM will add direct flights to Amsterdam.
- Traffic will ultimately be routed onto dedicated entrance/exit road (Laurel Rd).

APPLICANT-INITIATED ACTION ITEMS

1. **PRJ-1105924 3900 Lomaland Dr (PLNU)** – Application for Conditional Use and Coastal Development permits for a proposed T-Mobile Wireless Communication Facility (WCF). The existing WCF near Miley Residence Hall will be relocated to Finch Residence Hall. The site is located at 3900 Loma Land Dr, in the Peninsula Community Plan area, Base Zone RS-1-7, Coastal Overlay CST-APP, FAA Part 77, and Historic Designated. The scope of work is to install six (6) new antennas and six (6) Remote Radio Units (RRUs) within five (5) new Fiberglass Reinforced Panel (FRP) boxes on the façade of the building. Additionally, the project proposes to install a new concrete pad with a wood fence, install two (2) new cabinets and (12) new batteries inside the cabinet. This development is within the Coastal Overlay zone (APPEALABLE). (Chris Pell) (Eric Law, 5-0)

Margaret Virissimo made a motion to approve the project. Will Hooper seconded the motion. The motion passed unanimously, 9-0 (4 counting election ballots)

2. **PRJ-1067039 3276 Rosecrans St** - Renew/replace AT&T cellular infrastructure at 3276 Rosecrans St. AT&T to reestablish the previously approved Conditional Use Permit for a Wireless Communication Facility land use and modify the existing macro cell site - New scope of work includes: Existing WCF to replace 3 antennas, install 3 new antennas, and relocate 3 existing antennas. Remove 6 RRUs and install 3 RRUs. Install 4 rectifiers within the existing cabinet. No change to the amount of equipment cabinets located on the rooftop inside existing equipment enclosure and 3 new battery strings within 1 new battery rack and 3 new battery strings within an existing battery rack are proposed with this project. (Christina Thomas) (Eric Law, 6-0)

Margaret Virissimo made a motion to approve the project. Javier Saunders seconded the motion. The motion passed unanimously, 9-0 (4 counting election ballots)

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 updated information from CPC

2. Update on 1004 Rosecrans. (Eric Law)

- Letter sent to city from Protect Point Loma detailing problems with the development relying on Sustainable Development Area (local transit service does not meet that criteria) and environmental pollution concern from former gas station on the site.

3. Sunset Cliffs Natural Park Council Presentation on Hillside Drainage Improvements. Rick Engineering, under contract with The City of San Diego's Public Works Department, will present plans in progress for the SCNP's Hillside Drainage Improvements Project(DIP). Rick Engineering will give a 15-minute presentation followed by questions. (Leon Scales)

- The landscape architect with the Public Works Department presented a drainage plan for Sunset Cliff Natural Park. The project, which has been in the works for a long time, aims to design and implement a new on-site drainage system, reconstruct the existing parking lots, reduce paving, introduce native plant teams, provide stormwater treatments, and improve accessibility. The project also seeks to restore and repair several eroded areas throughout the park. The design team from Rick Engineering led the presentation, discussing the project's goals, alternative selections, and improvements. The project status and schedule were also discussed, with the goal of protecting the park's cliffs and preventing erosion. The community provided input and comments on the redesign of the parking lots, with a focus on providing accessible parking and removing picnic tables and large boulders.
- PCPB will prepare and send a request to the city with questions and comments regarding the Sunset Cliffs Natural Park drainage improvement project.
- City project team to respond in writing to the Planning Board's questions and comments about the Sunset Cliffs Natural Park project.
- City project team will hold another public meeting in approximately 3 months to present updates on the Sunset Cliffs Natural Park project.

4. Update on ADU Bonus Program. (Javier Saunders)

- Over 1000 people attended the city council meeting.

- Most of Point Loma is not covered by Council projected exemptions. Jen Campbell tried to get RS-1-7 included

BOARD-INITIATED ACTION ITEMS

1. Appointment of Committee Chairs, Committee Board Members and Committee community members. (Fred Kosmo)
2. Announce PCPB Election Results (Mandy Havlik)

- Javier Saunders, Jacqueline Greulich, PJ Lucca re-elected.
- Cliff Graham and Christine Smith newly elected

3. Request to re-review and prioritize Oleander Drive and Oleander Place road conditions - Letter for Approval by the PCPB. (Approved 5-0) (Cori Salcido)

- Pavement decayed, no sidewalks. Risk to elderly in the area. Last paved in 1987, slurry sealed in 2001.

Mandy Havlik made a motion to approve the letter. Kelsy Carter seconded the motion. The motion passed, 10-0 (3 counting election ballots)

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports and appointment of public members.

Project Review (Eric Law)
Airport (Will Hooper).

- Most of the early turns come from ATC direction (89%).

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 8:08pm.