



## **PCPB- July 22, 2021 Draft Minutes (Pending Approval at September meeting.)**

PCPB meeting  
July 22nd, 2021 meeting

Zoom conference

### **General**

Meeting called to order at 6:03 pm by Fred Kosmo.

Present: Fred Kosmo, Margaret Virissimo, Brad Herrin, Korla Eaquinta, Mandy Havlik, Don Sevrens, Tina Compton, Angela Vedder, Don Sevrens, Paul Webb, Matt Schalles, Sam Laub, Tracy Dezenzo, Cameron Havlik, Elizabeth Getzoff, Andrew Luce, Kathi Riser, Rudy Medina, Richard Simis, Cole Reed, Kohta Zaiser, Monique Tello

Absent: Eva Schmitt, Robert Tripp Jackson, Nicole Burgess, Joe Holasek

Approval of the agenda. Margaret makes a motion to approve the agenda. Tina seconds the motion. The motion passes unanimously.

Approval of May meeting minutes. Margaret makes a motion to approve the meeting minutes. Sam seconds the motion. Motion passes unanimously.

Approval of June meeting minutes. Tina makes a motion to approve the meeting minutes. Sam seconds the motion. Margaret abstains from the vote. Motion passes with one abstention.

### **Board Officer Reports**

Fred states that redistricting continues to move forward and reports that the planning board is doing well.

Korla reports that \$435 has been donated to the PCPB on behalf of Robert for his birthday celebration. The new balance is \$693.93.

### **Non-Agenda Public Comment**

Tracy reports on behalf of the commission for Arts and Culture, who announced 174 funding awards for the fiscal year 2022.

### **Government and Community Reports**

Kohta Zaiser with Mayor Gloria's office reports that there are new policy points to help meet the growth in need of affordable housing in San Diego.

Cole Reed shares the allocation of budget to several different San Diego projects.

### **APPLICANT-INITIATED ACTION ITEMS**

**1. Nimitz Crossing NUP. Neighborhood Use Permit (NUP) to convert 12,000 square feet of commercial space for interim ground floor residential use with 12 dwelling units, at a development that was permitted as retail/commercial space, at 3903 Voltaire St. The 0.55-acre site is in the CC3-5 Zone. Applicant: Kathi Riser.**

Brad shares that there was a change in policy with the city that allowed the applicants to complete this project. The project has since been completed, and the units remain vacant.

Kathi shares that the new plan is to convert the current commercial units and generate up to 12 studio apartments on the ground floor. The studios would feature street-front patios. This repurposing of the space would better serve all the current residents.

Mandy suggests that more units within the building be designated as affordable housing to accommodate the current deficit. Two of the 24 units are currently designated as affordable, and none of the proposed studios will be designated as affordable units.

Paul Webb suggests the project go through the community plan and rezoning process.

Margaret makes a motion to support the request for the neighborhood use permit. Don seconds the motion.

Margaret asks for the consideration of adding one additional unit of affordable housing.

Motion to approve the permit passes. Those who voted in favor were Mandy, Don, Brad, Matt, Angela, Tina, Margaret, and Sam. Opposed is Paul. Korla abstains. Motion passes 8 to 1 to 1.

### **INFORMATION ITEMS**

**1. Discuss upcoming CPC items and guide our CPC representative. (Korla Eaquinta)**

Korla shares that she voted yes on a motion by the PARC committee to support the efforts of working with the city to create more parkland.

**2. Update on Famosa Canyon (Cameron Havlik)**

Cameron shares that the City Council has allowed the San Diego Housing Commission to enter into exclusive negotiations regarding Famosa Canyon.

### **BOARD-INITIATED ACTION ITEMS**

**1. In-Person Meeting Schedule. Discussion and potential action on procedures and scheduling in-person meetings for the PCPB. (Fred Kosmo)**

Mandy shares that she agrees with Eva's professional opinion to continue meetings via zoom. Paul concurs. Korla notes the environmental impact of commuting to the meetings and agrees that they should remain online.

The Brown Act expansion continues until September 30th.

Cameron encourages the board to table this conversation until September 30th.

Fred tables the discussion until September.

Margaret V. left the meeting at 8 pm.

**2. Review and approve of comment letters on the San Diego International Airport (SDIA) draft Environmental Assessment for the SDIA Airport Improvement Plan. (Paul Webb)**

Within his letter, Paul notes that there may not be the need for eleven total additional gates. Paul notes air quality as well, saying that the airport needs to improve its ground service infrastructure to alleviate the total carbon emission. Lastly, Paul notes that the project analysis is based on a forecast, however this does not mean that the project should ignore the sound effects on the residential community.

Don opposes the letter, stating that utilizing phases may have negative effects.

Korla makes a motion to approve Paul's letter. Sam seconds the motion. Those in favor include Korla, Sam, Mandy, Angela, Paul, Matt. Don and Brad oppose. Motion passes 6 to 2.

**3. Traffic and Transportation Committee: Approval of Dalana Pursel to the Traffic and Transportation subcommittee. Approved unanimously by the subcommittee. (Mandy Havlik)**

The vote was unanimous within the Traffic and Transportation Subcommittee.

Mandy makes a motion to approve Dalana Pursel to the subcommittee. Don seconds the motion. Motion passed unanimously.

**4. Traffic and Transportation Committee: Letter requesting Safe pedestrian facilities on Rosecrans and Scott Streets. (Mandy Havlik)**

Brad suggests an alteration to the letter to feature a HAWK style crosswalk recommendation.

Fred suggests tabling the letter until the Traffic and Transportation Committee considers the changes to include the HAWK option.

Matt suggests including a simple revision to the letter to mention the HAWK option and allow the city to determine which solution is most viable.

Don suggests revisiting this letter in a future meeting.

Fred tables the motion for a revision to the letter for a future meeting.

**5. Environmental Committee: Approval of Leah Schaperow to the Environmental subcommittee. Approved unanimously by the subcommittee. (Eva Schmitt)**

The vote at the Environmental subcommittee was unanimous.

Mandy makes a motion to approve Leah Schaperow to the Environmental subcommittee. Don seconds the motion. Motion passed unanimously.

**6. Environmental Committee: Approve draft process for establishing a high school student liaison for the board. (Eva Schmitt)**

Korla suggests there be a GPA requirement for the applicants.

Mandy makes a motion to approve the student liaison requirements along with the friendly amendments. Angela seconds the motion. Motion passed unanimously.

**Meeting adjourned at 8:46 pm.**