



Peninsula Community Planning Board- October 21, 2021 Minutes

PCPB meeting
October 21, 2021

Zoom conference

General

Meeting called to order at 6:07 pm by Margaret Virissimo.

Present: Margaret Virissimo, Brad Herrin, Korla Eaquina, Paul Webb, Nicole Burgess, Matt Schalles, Mandy Havlik, Angela Vedder, Tina Compton, Sam Laub, Joe Holasek, Don Sevrens, Robert Tripp Jackson, Caleb Rogart, Ana Birmingham, Tracy Dezenzo, Andrew Harvey, Dike Anyiwo, Cameron Reid, Officer Dave Surwillo, Geoff Page, Andrew Crocker, Kevin Leon, Rodrigo Villalon, Jacqueline Greulich, Andrew Crocker, Rachel Grandino, Chris Ward, Andy Hanshaw

Absent: Fred Kosmo, Eva Schmitt

Approval of the agenda. Korla mentions a typo with the Ralph Residence which is corrected. Joe states that two projects, listed as item number 2 and 4 on the agenda will not go before the board at this time. Angela makes a motion to accept the agenda with the changes. Tina seconds the motion. Motion passed unanimously.

Approval of meeting minutes. Tina makes a motion to approve the meeting minutes. Korla seconds the motion. Motion passes to approve the meeting minutes unanimously. Matt abstains because he did not attend last meeting.

BOARD-OFFICER REPORTS

Korla reports that the balance is \$1192.81.

NON-AGENDA PUBLIC COMMENT

None.

Government and Community Reports

Office of Senator Toni G. Atkins -California Legislature Update provided via email from Cole Reed.

The state legislative session for the year ended on Friday, September 10th. October 10th was the final day for Governor Gavin Newsom to act on all legislation on his desk. The Governor ultimately signed 770 bills into law and vetoed 66.

Update on Senator Atkins' Bills

SB 1 - Sea Level Rise Mitigation and Adaptation Act

Thursday, September 23rd – SB 1 was signed into law by the Governor.

This bill would empower local and regional governments to better plan for the impact of sea level rise by expanding existing grant programs to allocate up to \$100 million in total annual funds.

SB 9 – HOME Act

Thursday, September 16th - SB 9 was signed into law by the Governor.

This bill would enable homeowners to create intergenerational wealth and widen access to more rental and home ownership opportunities for working families by streamlining the process for subdividing a single-family home.

Huntington Beach Oil Spill Update

Senator Atkins is closely monitoring developments with the oil spill cleanup effort along our coast and is in conversation with Unified Command, which includes San Diego and Orange counties, along with the United States Coast Guard.

In addition, the California Department of Fish and Wildlife in coordination with local organizations such as Coastkeeper, Surfrider, and SeaWorld, are all working tirelessly on the cleanup effort and assisting with rescuing and rehabilitating affected marine wildlife.

Most recently, the California Department of Justice is now investigating the oil spill.

San Diego residents can be an important asset to Unified Command. If you see tar balls on San Diego Beaches, please report the incident and provide your contact information to officials by emailing tarballreports@wildlife.ca.gov or calling 1-877-823-6926.

It is crucial that you do not come in contact with any tar balls you may see. They contain hazardous chemicals. That cleanup work is for trained Shoreline Cleanup Assessment Teams and contracted cleanup crews equipped in protective gear. If you would like to sign up to volunteer or assist with donations towards the cleanup effort, you can visit: www.socalspillresponse.com

Caltrans Updates

Monday, October 18th – A first-in-the-state collaborative outreach program between the City of San Diego and Caltrans was announced to engage in outreach and support people experiencing homelessness along state freeways. This partnership allows the city and state to have a more coordinated approach in addressing the issue with encampments on our freeways and helps ensure that people who are sheltering in unsafe conditions are provided with the necessary services to move them into stable living conditions.

The current contract issued by the City of San Diego program spans from October 2021 through June 2022. If successful, there are hopes to expand the program statewide.

Wednesday, October 20th – Caltrans launched a new pilot program that offers to pay Adopt-A-Highway volunteers \$250 for highway litter removal as part of its larger Clean California initiative. The pilot program currently covers 13 California Counties, including San Diego, and Caltrans expects to expand the program across the whole state in the coming months. People and businesses interested in volunteering can visit www.CleanCA.com for more details and an online application or call 866-ADOPTAHWY (886-236-7824).

For any questions contact: Cole.Reed@sen.ca.gov

Sign up for the Senator's newsletter:
<https://sd39.senate.ca.gov/contact/newsletter>

CM Jennifer Campbell Report provided via email from Monique Tello.

PL Newport Ave Tree Removal:

Our office is always saddened when trees need to be removed. There was a protest of community members this morning at the site of tree removal. The City was unable to remove trees this morning.

The San Diego County Regional Airport Authority is responsible for operations at San Diego International Airport (SAN) and is required by the Federal Aviation Administration (FAA) and California Public Utilities Code Section 21659(a) to proactively mitigate and prevent future effects on airport operations by ensuring vegetation does not block or impair instrument or visual operations at the airport.

The purpose of trimming or removing the identified palm trees is to ensure the safety of the community and the flying public as planes approach San Diego International Airport. During inclement weather situations where visibility is impacted, the FAA re-routes aircraft to approach SAN from the west. The City of San Diego-owned palm trees located in the public right-of-way adjacent to the neighboring homes exceeds or will soon exceed acceptable elevations under federal standards, intruding into the airspace that surrounds the airport.

We understand the impact that this has on the community, but unfortunately it is something that must be done to protect the traveling public and community. We will continue to work with the community and involving agencies to ensure the community is aware of any future work that must be conducted.

Point Loma Library Closure:

Repairs are being done throughout the Point Loma Library and is currently closed for the foreseeable future. A targeted date for staff's tentative return to the library is October 26, 2021, which will allow the library to re-open for holds and pick-up. At this point there is no estimate when repairs will be finished to allow patrons to return to the building. Holds that are currently at Point Loma will remain there and patrons have the option to cancel their holds and have their names move to the top of the list. As holds become

available through the closure, patrol holds will be routed to the Pacific Beach Library for pick-up. We apologize for the inconvenience and can't wait to welcome everyone back as soon as possible.

Street Vending:

The Council President has scheduled to bring a Street Vending Ordinance to the full City Council on December 14, 2021. The Council President and staff are working on details of the ordinance which will be available leading up to the scheduled City Council meeting.

APPLICANT-INITIATED ACTION ITEMS

1. Ralph Residence (Process 3) Coastal Development Permit for renovations of an existing single-family residence consisting of a new 660 square foot garage, a 360 square foot addition to the basement floor, and a 577 square foot covered roof deck. The 0.14-acre site is located at 616 San Antonio Avenue within the RD-1-17 Zone, the Coastal Overlay Zone (Appealable) within the Peninsula Community Plan area. Council District 2. Note that this is a continuation from the September Project Review Committee Meeting. Applicant: Kevin Leon (Joe Holasek)

Joe shares this project with the group. Kevin shares the project plans.

Joe shares that the subcommittee voted to approve the project unanimously.

Paul makes a motion to approve the project. Mandy seconds the motion. Motion passed with 12 votes, unanimously.

3. Lancaster ADU Coastal Development Permit for proposed 2-level 1,200 SF ADU with roof deck, at 4436 Coronado Avenue. The 0.16-acre site is located in the RS1-7 zone, the Coastal (non-appealable) Overlay zone, and the Airport Influence Area (SDIA) within the Peninsula Community Plan. Applicant: Andy Crocker (Joe Holasek)

Rodrigo shares the plan for the ADU, which will be used for the family to live within, not rented out to other tenants.

There is one extra proposed parking spot. Currently, there is a one car parking spot as well as a garage.

Robert makes a motion to approve the project. Sam seconds the motion. Korla comments on the lack of a laundry room, which the applicants do not want. Motion unanimously by a vote of 12.

The next project review meeting is November 11th.

INFORMATION ITEMS

1. Discuss upcoming CPC items and provide guidance to our CPC representative. (Mandy Havlik)

1. Council Policy 600-24- several changes to CPG's are coming from the city.

2. SPACES AS PLACES (ACTION ITEM): (Sameera Rao, Development Project Manager, Planning Department). This is an update on "Spaces as Places" from our August agenda. Please see:
<https://www.sandiego.gov/spaces-as-places>

- \$20.00 per square feet X square feet use of space is what will calculate the annual fee for the businesses who wish to utilize this program

- Exclusive Use Fee is still being developed. No public utilities in these areas will be affected.

- Burden to remove the structures will be on the business

- Areas to be considered must have a speed limit lower than 30 mph.

- The city will be eliminating street trees to increase the visibility

3. 2021 CODE UPDATE (ACTION ITEM): (Seth Litchney, Program Manager, Planning Department). There are currently 49 items in this year's CODE UPDATE. Please see:

<https://www.sandiego.gov/planning/programs/lcd-updates>

Voted yes to remove the following recommendations from the 2021 code update to allow for more community input and review.

-17 General Zoning Table 131-05B Use Table - Commercial Zones - Dairies Correction The word "Dairies" should not be indented on the Commercial Zones use table because everything under it is not a subcategory of dairies. All the use tables for the other zones do not have the word indented Remove the indent for clarity

-32 General Zoning 112.0304(a)(1-5) Public Notice - increase size Regulatory Reform The posting of a Public Notice on the development site is required for many types of permits and processes. The current regulations do not specify the size or material of a notice so posted notices are not always readable from the street or protected from weather. Adds requirements specifying the size and material of posted notices.

-34 General Zoning Table 131-05B Footnote 20 Table 131-06B Footnote 22 Transit Priority Area Implementation Regulatory Reform To implement the City's Climate Action Plan and active transportation policies; to achieve Vision Zero and ensure the safety of bicyclists and pedestrians in Transit Priority Areas. Prohibits drive-throughs in TPAs to encourage more active travel and improve the pedestrian experience.

4. ITEM #6: --7:45 CITY ADU ORDINANCES (ACTION ITEM): (Geoff Hueter, Newell Booth, Danna Givot, Bob Jaynes; Neighbors for a Better San Diego.) Update on the City's laws regarding Auxiliary Dwelling Units.

Voted yes to support the ADU ordinance recommendations made by Neighbors for a Better San Diego to the city of San Diego.

The next CPC meeting will be held on Tuesday 10/26/21 at 6 pm. I will be presenting along with Carolyn Chase of Treewatch San Diego .

TREES: (INFORMATION ITEM): (Carolyn Chase, Treewatch San Diego; Mandy Havlik, Kate's Trees.) Presentation on the inadequacies of the City's Urban Forest policies, and request for advocacy for trees from Community Planning Groups.

2. The Environmental Subcommittee: a selection of high school student liaisons. The 2 PCPB Student Liaisons are: Anastasia Birmingham and Caleb Rogart.

The two student liaisons introduce themselves to the planning board.

Mandy shares that the students will build up a case in regard to a letter of recommendation surrounding an issue in the community that they would like to see addressed. The goal would be to present the letter to the board and potentially get a vote of approval to send the letter to the appropriate recipient.

The board discusses whether a motion is necessary to approve the student for the position. Mandy states that the board has already approved the subcommittee's agenda in choosing two candidates.

BOARD-INITIATED ACTION ITEMS

1. The Traffic and Transportation Subcommittee: Consider approving a PCPB letter requesting safe pedestrian/bicycle facilities along Scott Street. The draft letter is posted on the PCPB website. (Mandy Havlik)

Mandy shares a letter with the board.

Community members speak upon Scott Street and the current issues.

Brad asks for slight changes to the letter regarding the first paragraph to state "Scott Street" where the word "corridor" is currently being used. Within the second paragraph, he asks for an amendment to change the phrase "corridor" to say, "cross at Emerson".

Don makes a motion to approve the letter as printed without changes.

Paul expressed his hesitancy to make very specific requests for projects within letters without a traffic study.

Paul recommends a traffic study request be added to the letter.

Mandy seconds Don's motion and stresses the importance of supporting the community's requests to mobilize the changes needed to improve and provide safe bicycle facilities.

The motion is up to vote with 6 votes to approve and 5 votes opposed. Motion passes.

Meeting Adjourned at 9:08 pm by Margaret Virissimo.