



Peninsula Community Planning Board- November 18th, 2021 Minutes

PCPB meeting
November 18th, 2021

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 Sevens, Robert Tripp Jackson, Nicole Burgess, Matt Schalles, Sam Laub, Paul Webb, Angela Vedder, Joe Holasek, Paul Grimes, Tracy Dezenzo, Dike Anyiwo, Cole Reed, Monique Tello, Andrew Harvey, Elizabeth Getzoff, Lee Hope, John and Tracy Van De Walker, Glenn "Croc" Millar, Abbas Keshavarzi, Paul Jameson, Will Rhatigan, Vicente Malave, Monique La Bauve, Tabitha Barry, Jeff Parshalle, Geoff Page

Absent: Eva Schmitt, Tina Compton

Approval of the agenda. Angela makes a motion to approve the agenda. Paul seconds the motion. Motion passes unanimously. 13-0

Approval of meeting minutes. Sam points out a typo in the minutes. Sam makes a motion to approve the meringue minutes. Robert seconds the motion. Motion passes unanimously. 13-0

BOARD-OFFICER REPORTS

The city council has extended state of Emergency so meetings will continue to be online for the near future.

Treasurer reports no activity.

Mandy emailed motion slips out to members so the board could maintain compliance with the city.

NON-AGENDA PUBLIC COMMENT

Matt encouraged the board to do a land acknowledgment.

GOVERNMENT AND COMMUNITY REPORTS

APPLICANT-INITIATED ACTION ITEMS

1. 4268 Orchard Avenue, ADU Coastal Development Permit to add 357 SF to existing residence, remove existing garage; and build 578 SF new garage with second story 578 SF ADU. R1-7 Zone, Coastal (Non-Appealable) Overlay Zone. Passed 5-1. Applicant: Abbas Keshavarzi (Joe Holasek)

The applicant shares the layout and floor plan with the board.

Sam comments on the benefits of adding a parking space.

Sam makes a motion to approve the project. Paul seconds the motion. Those in favor include Margaret, Korla, Mandy. Robert, Angela, Nicole, Matt, Joe, Sam, Paul. Those opposed include Brad, Don. Motion passes 10 to 2.

2. 4675 Adair Street Coastal Development Permit for the remodel of an existing single-family residence and 761 SF to the first level and new 1,183 SF second story with roof deck. 0.15-acre site on the RS1-7 Zone, Coastal Non- Appealable Overlay Zone within the Peninsula Community Plan area, and Airport Influence Area. Passed 6-0. Applicant: Lee Hope (Joe Holasek)

Lee Hope shares the layout and design with the board.

Margaret makes a motion to approve the project. Robert seconds the motion. Motion passed unanimously, 12 to 0.

3. 1070 Novara Street Coastal Development Permit to convert an existing 527 SF rear alley garage into a one-bedroom ADU. Basse zone RS1-7, coastal Overlay (Non-Appealable), Parking Impact Overlay Zone. Passed 6-0. Applicant: Jeff Parshalle (Joe Holasek)

Jeff Parshalle shares the project.

Margaret makes a motion to approve the project. Angela seconds the motion. Motion passed unanimously with a vote of 12.

INFORMATION ITEMS

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

Korla circulated information from the CPC chair. Korla asks for questions from the group to present at the CPC meeting.

Paul discusses his concerns over the Brown Act lawsuit concern.

2. Discussion of Project Review Special Meeting at 3:00 p.m. on December 2, 2021, to draft an ADU letter of recommendation to the city. (Joe Holasek)

Joe informs that the project has received a letter from the La Jolla community planning board. Project review will hold a special project review committee to discuss the comments on the letter, which addresses the ADU policy.

Korla states that the goal would be to draft a letter to state the PCPB's position and its differences between the La Jolla letter.

3. Update on PCPB letter to Mayor Gloria requesting that his office assists in closing the gap in funding the Canon Street pocket park and provide transparency to the public. (Mandy Havlik)

Mandy shares that Mandy has been in contact with the mayor's office and is working to organize a meeting with the mayor. The total cost of the project is estimated at 1.8 million. There is discussion of the park being created in two phases, the first phase being more expensive.

Mandy suggests bringing the city staff to the board to discuss building out the park in phases.

4. Reversing Urban Forest Decline in San Diego-report on the City's urban forest policies and efforts by TreeWatch San Diego and other groups to reverse the decline of the urban forest and promote/protect trees in San Diego. (Mandy Havlik)

Mandy shares the TreeWatch presentation with the group. The park master plan does not incorporate a requirement for trees within San Diego.

5. Share the road hump evaluation form and city council policy regarding stop sign installation guidelines with the board. Good reference material. (Mandy Havlik)

Mandy shares that the road hump evaluation form with the board. When the city makes the determination for a road hump they consider streets that are a route for emergency response vehicles not eligible.

BOARD INITIATED ACTION ITEMS

1. Letter requesting Safe pedestrian facilities on Catalina & Santa Barbara & Hill Streets. (Mandy Havlik)

Mandy presents a letter regarding this intersection of concern. He is asking that the city of San Diego Traffic and Transport department conduct a traffic study at these streets to identify potential traffic mitigations. Once this is done the PCPB can provide community-based recommendations to the city.

Angela makes a motion to approve the letter. Don seconds the motion. Motion passes 11 to nothing, anonymously with Robert absent from voting.

2. Letter requesting Traffic Safety Evaluation on the Froude corridor from Voltaire to Sunset Cliffs Blvd and evaluate alternate traffic safety mitigations available to calm the traffic along Froude. (Mandy Havlik)

Mandy shares the letter with the board. This is a follow up letter. In February an initial letter was sent to the council member asking that she override the council policy to install a four way stop sign at Cape May and Froude. There was no movement to override the policy.

The new letter asks that the city of San Diego Traffic and Transportation department fund a traffic feasibility study along the Froude corridor. Based on the results, the PCPB would

advocate for the appropriation mitigation. Attached to the letter are 15 affidavits by community members.

There are several options for mitigation measures. Mandy shares the feedback from Paul to focus the concentration from Voltaire to Newport.

Mandy shares a letter in opposition.

Fred suggests changing the wording of the letter regarding the potential recommendations.

Brad suggests emphasizing the affidavits and personal anecdotes in the beginning of the letter.

Don makes a motion to approve the letter with the suggested changes and a removal of the advisory bike lane from the request. Angela seconds the motion. Those who vote in favor: Margaret, Brad, Korla, Mandy, Don, Angela, Nicole, Matt, Joe, Sam, Paul. Motion passed with a vote of 11, unanimously.

3. Letter requesting Review of Nimitz Corridor, installation of bike lanes, and completion of the West Point Loma Blvd bike lanes. (Mandy Havlik)

Mandy shares the original letter with the board and a letter opposing the letter from a community member.

Paul expressed concern over the preposition of a lane reduction. Mandy clarifies that the letter does not include a reduction in the number of lanes. Nicole concurs that the letter is not requesting or proposing a reduction in driving lanes.

Korla states that the letter should use the phrasing “respectfully request” rather than “implore”.

Nicole makes a motion to accept the letter. Mandy seconds the motion.

Margaret asks for modification in the letter including stating that there will not be removal of lanes with the additions. Mandy asks Nicole to modify the motion to accommodate these requests. Nicole removes her motion.

There is an initial vote on Nicole's original motion. Those opposed: Margaret, Korla Angela, Joe, Sam, Paul. Those support: Brad, Mandy, Don, Nicole, Matt. The motion fails 6 to 5.

Mandy makes a motion to approve the letter with the request that there be no road reduction and the verbatim is changed to “respectfully request”. Paul seconds the motion. Those opposed: Nicole Those support: Margaret, Brad, Korla, Mandy, Don, Angela, Matt, Joe, Sam, Paul. The motion passes 10 to 1.

4. A letter of support to advocate for the preservation of several palm trees located along the 4400 block of Newport that is slated to be removed due to interference with the existing radar technology being utilized by the airport. (John and Tracy Van De Walker) (Mandy Havlik/Eva Schmitt)

Mandy presents and reads this letter regarding palm trees to the board.

There is community concern because the city provided codes were not correct and no calculations were given as to why trees were being scheduled to be removed.

Korla asks to remove the word “unanimously” in the first paragraph.

Sam suggests the last paragraph can be deleted or minimized.

Paul states that at the very least the city has to be more transparent and commutative with the community over issues such as these.

Margaret supports a letter going out to the district leaders that asks for more transparency.

Matt suggests that the board advocate on behalf of the community on the lack of communication but don't focus the letter on the FAA issue.

Mandy clarifies that the main goal of this letter is indeed a request for information, however she would like to keep the right of way verbiage in the letter to clarify the connection between the urban forest and the city. This is a request for information and a clarification of the standard.

Mandy makes a motion to send the letter as is. Brad seconds the motion.

Matt requests to remove the word “erroneous”.

Those who support the letter with amendments: Margaret, Brad, Korla, Mandy, Don, Angela, Nicole, Matt, Joe, Sam, Paul. Letter is approved 11 to 0.

Meeting Adjourned at 9:51 pm.