



Peninsula Community Planning Board September 15th, 2022 Minutes

PCPB meeting
September 15th, 2022

Zoom conference

General

Meeting called to order by Fred Kosmo.

Present: Fred Kosmo, Margaret Virissimo, Korla Eaquinta, Paul Webb, Paul Grimes, Mandy Havlik, Brad Herrin, Don Sevrems, Javier Saunders, Nicole Burges, Joe Holasek, Robert Jackson, Sam Laub, Angela Vedder

Mandy makes a motion to approve the meeting by zoom. Sam seconds the motion. The motion passed unanimously.

The August meeting minutes will be approved at the next meeting in October.

BOARD-OFFICER REPORTS

Korla gives the treasurer's report that the current balance is \$698.93 and that the stipend is expected soon.

NON-AGENDA PUBLIC COMMENT

Linda Lukacs is present to speak to the board about her candidacy for city council and her priorities for the city.

Javier gives an update on the new proposed airport facility. SANDAG is currently seeking public input on the central mobility hub and transit hub. The goal of this project is to create a transit connection to the airport as well as the midway area.

Margaret reminds the group that the deadline to submit priorities for Jen Campbells request is approaching.

Mandy shares that this Saturday the OB town council has returned with their Pier pancake extravaganza. All proceeds go to the holiday toy drive.

GOVERNMENT AND COMMUNITY REPORTS

Officer Surwilo shares that there is a shift change meaning shifts will be rotated around. Cole Reed with the office of Senator Toni Atkins office goes over some of the new bills that are awaiting signature.

Miki Holmes with the office of Assemblymember Ward shares information on some of the current bills that are awaiting signature.

Tracy with the Ocean Beach Planning Board shares that the community has chosen a design for the library. The Ocean Beach town council has developed an advocacy committee which will offer a virtual voters pamphlet in conjunction with the PLA. This will be a forum with both the two current District 2 candidates and will be in the style of breakout rooms. This will allow people to choose their subject of interest.

APPLICANT-INITIATED ACTION ITEMS

1. 993 Rosecrans. Project Number PRJ-1049915. Coastal Development Permit to convert existing single-car garage into a JADU. The site is 0.12 acres, and the proposed JADU is 440 SF. Applicant Rick Wright (Joe Holasek) (Denied 8-0)

Joe shares information on this project which was unanimously denied. The applicant is not present for the meeting and chose not to come before the board. The project review voted to deny the project because the applicant wanted to add an ADU onto a parking area which sits right at an intersection, and would not allow for any parking spaces to be added to accommodate the additional housing space.

The current parking in nonconforming.

Korla adds that there was an addition on the property which was not permitted.

Don suggests that the responsible thing to do would be to have the committee write a letter notifying code enforcement of the public nuisance.

Paul and Margaret agree that some action should be taken due to the project and its proposed violations.

Margaret makes a motion to deny the project and to go forward and send a letter to the city to address this project. Sam seconds the motion.

The letter will include that the applicant denied to be present for discussion.

Don suggests that code enforcement be notified as well and that whoever is reviewing this application be notified that it would create an illegal substandard parking situation.

Joe states that this can all be included in the Form 620 comment section.

The notification of code enforcement is added to the motion. The motion to deny passed unanimously with a vote of 12 to 0.

2. 3801 Marquette Place. PRJ1059202. Process 3 Conditional Use Permit for modifications to an existing WCF at an existing multi-family building located in Point Loma. Applicant: Franklin Orozco (Joe Holasek) (Approved 8-0)

The applicant Franklin shares the details of the project with the board. The goal of this project is to provide services to the community with minimal impact.

There are three different roof levels in the project. The antennas will be concealed and painted to match the current design and architecture of the building, so that they will not be visible.

This will provide cellular and data services to Midway and the peninsula.

Margaret makes a motion to approve the project. Don seconds the motion. The motion passed unanimously with a vote of 12 to 0.

3. 4261 Santa Cruz. Project Number 684179. Process 2 CDP to convert existing shed into a new 2-story 684 SF ADU. The site is 0.16 acres and is in the RS-1-7 Zone and Non-appealable Coastal Overlay Zone. Applicant: Julio Medina (Joe Holasek) (Approved 7-0)

Joe shares that there will be two parking spots for the residents. There is also street parking within the neighborhood.

Julio shares a presentation with the board to show the details of the proposed project.

Julio says fire rated windows within the setback will be installed to address Joe's concern over protection of openings.

Sam makes a motion to approve this project and notes that the applicant has done a good job, has added two parking spaces, and has done a good presentation and has worked well with project review. Don seconds the motion. The motion passed unanimously, 12 to 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)

Korla states that the city council has just voted to approve the changes to 624 which will affect planning groups in the future.

2. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Don Sevens, Joe Holasek)

Don reports that the park has received \$1.55 million in the budget this year. This is expected to be enough to complete construction.

BOARD-INITIATED ACTION ITEMS

1. Appointment of Board Members and Community Members to PCPB Committee's. (Fred Kosmo)

Mandy makes a motion to approve Jack Fernandez to the Environmental subcommittee. Javier seconds the motion. The motion passed unanimously, 12 to 0.

2. Approval of the selection process for two high school student liaison positions. (Application, Applicant requirements, voting rules, process, community outreach, timeline and poster) (Mandy Havlik)

Mandy makes a motion to approve the high school liaison process for this season. Angela second the motion. The motion passed unanimously, 12 to 0.

3. Approval of letter requesting City to prioritize funding for a city identified need at the intersection of Sports Arena and W Pt Loma Blvds. Currently, a west bound bicyclist or scooter rider in the class 2 bike lanes on Sports Arena, is forced into an unmarked merge in the middle of the intersection; W Pt Loma Blvd only has two vehicle lanes, the right most with class 3 bicycle sharrows. (Mandy Havlik)

Mandy brings forward a letter for the city requesting funding for the intersection of Sports Arena and West Point Loma blvd.

Fred asks if this request should be tabled at the moment until the Midway board has been able to address this issue. Korla agrees.

Javier states that in this specific intersection he does not see the cycle box impeding traffic in any way.

Paul suggests that if the board moves forward with this vote tonight, that they make the agreement conditional on Midway approval.

Mandy makes a motion to approve the letter with the inclusion of a friendly amendment that the letter will only go forward with the support of the Midway CPG. Robert seconds this motion. Those in favor: Angela, Korla, Mandy, Don, Robert, Nicole, Joe, Sam, Paul, Javier, Brad. Those opposed: Margaret. The motion passess, 11 to 1.

4. Approval of letter requesting city to prioritize funding for Chatsworth crosswalk and pedestrian island at Plumosa Park that has already been approved by the PCPB. (Mandy Havlik)

Mandy shares that this letter was approved unanimously, 5 to 0 in the subcommittee.

The board previously approved this in 2020.

Mandy makes a motion to approve this letter to request that the funding be prioritized for a crosswalk at Chatsworth and Plumosa. Angela seconds the motion. The motion passed unanimously, 12 to 0.

5. Approval of letter requesting city to install traffic diverters for the area of Evergreen Street near Nimitz. (Mandy Havlik)

Mandy makes a motion to make this an informational item rather than an action item. This was approved in the subcommittee with a vote of 3 to 2, however there is new information that community input is needed before a project like this can go forward.

Mandy and Nicole will speak with the community members to gather public opinion on such a change.

Nicole shares a presentation with the board on what a diverter is and how it would be used in this situation.

Brad says that at one point this intersection was proposed to have a roundabout installed.

Three community members are present to state their support for this project and the ways in which this will protect bikers as well as residents along this street.

Sam asks if there is any opportunity to see if a diverter is the best option to improve traffic safety.

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