



Peninsula Community Planning Board June 15th, 2023 Minutes

PCPB meeting
PL Hervey Library
June 15th, 2023
6 PM

GENERAL

Call to Order

The meeting was called to order by Fred Kosmo at 6:03 pm.

Board Present: Fred Kosmo, Margaret Virissimo, Mandy Havlik, Brad Herrin, Sam Laub, Angela Vedder, Korla Eaquinta, Eric Law, Andrew Hollingworth, Robert Tripp Jackson, Javier Saunders, Joe Holasek. Tina Compton (arrived 6:15)

Board Absent: none.

Student Liaison Addison Bullard is not present.

Public Present: Tracy DeZenzo, Cole Reed, Mark Houghton-Berry, Keith Behner, Catherine Stiefel, Max Apodaca, Sandra Angel, Jim Roberts, Julie Roberts, Hank Robinson, Mike Grinter, Leo Kendall, Christopher Cramer, Matt Peterson, Don Sevrens, Karen Harris, Christine Smith, David Hutchinson, Kathy McClelland, Steve McClelland

Approval of the Agenda

Margaret Virissimo made a motion to approve the agenda. Sam Laub seconded the motion. The motion passed unanimously, 11-0.

Approval of Minutes

Mandy Havlik made a motion to approve the minutes. Angela Vedder seconded the motion. The motion passed, 9-0-1. Javier Saunders abstained as he was not present last month.

Board Officer Reports

Chair: Fred Kosmo - There are two vacancies on the board and the PCPB will hold a special election to fill the seats.

1st Vice Chair: Margaret Virissimo - We are getting information out to the community through the web and social media. We encourage the community to part of the conversation to help us make the right decisions. For those interested, a list of the subcommittees is on the web. We

are also collaborating with the other Community planning boards, especially on issues like Midway Rising that may be of concern to you.

2nd Vice Chair: Angela Vedder - Nothing to report.

Treasurer: Korla Eaquinta - reported that the bank account balance is \$692.87. No outstanding bills to pay.

Secretary: Eric Law - Nothing to report.

NONAGENDA PUBLIC COMMENT

1. Fred Kosmo: Concerned about the homeless crisis. Expressed this to the mayor and Councilmember Campbell. Worked with the mayor's office on the problem. Congratulations to the Mayor and Councilmember Campbell on getting the camping ordinance passed.
2. Korla Eaquinta. USS RECRUIT is open on Sat for tours.
3. Mandy Havlik. OB Chili cookoff 6/24. Lots of fun for the Family!
4. Mandy Havlik. OB Town Council and the OB Mainstreet Association sponsor OB Ambassadors who help the public find OB attractions. Ambassadors will be manning a station on Sat 1030-230. Interested in volunteers.
5. Korla Eaquinta. Board members need to ensure they complete the City COW training. Please get it done if you weren't present. Must take the training to be indemnified.

GOVERNMENT and COMMUNITY REPORTS

Mayor's Office: Kohta Zaiser submitted her report by e-mail:

- Unsafe Camping Ordinance (UCO) passed 5-4. There was an amendment made to begin enforcement 30 days after the first Safe Sleeping site at 20th and B opens up, which will be the end of July/beginning of August.
- As a reminder, Unsafe Camping will make amendments and additions to the San Diego Municipal Code to prohibit tent encampments citywide when there is shelter available. Additionally, it will prohibit unauthorized tent encampments (regardless of shelter availability) at locations considered to be high risk to public health and safety, including:
 - within two blocks of K-12 schools;
 - within two blocks of a shelter;
 - along trolley tracks and transportation hubs;
 - City parks;
 - canyons;
 - and waterways like the San Diego River.

City Council District 2 (Dr. Campbell): Randy Reyes submitted his report by e-mail:

- On Monday, June 12th, the City Council unanimously passed the proposed FY24 budget. The FY24 Budget will increase funding to allow us to tackle homelessness, public safety, street paving, and infrastructure, among other issues in District 2. The budget will allocate \$3 million for the World Capital Design, \$750,000 for the restoration of the Mission Beach Seawall, \$1.5 million for the City's most dangerous intersections to keep San Diegans safe, funding for the Small Business Enhancement Program (SBEP), and \$200,000 for San Diego Lifeguards.
- On Tuesday June 13th, the Unsafe Camping Ordinance passed 5-4, with CM Campbell voting yes. Here is what CM Campbell said: The ordinance's passing is a win-win because we can provide services, shelter, and long-term housing to individuals living on unsafe sidewalk encampments and in unhealthy conditions.

- The Midway Rising Project is moving forward with a major investor: the Kroenke Group. Stan Kroenke is a real estate developer and owner of the Los Angeles Rams, he will be a major developer in the 48 acre Midway Sports Arena lot.

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

State Assembly District 33 (Assemblymember Tasha Boerner): Margaret Doyle. Not present

State Senate District 39: (Representative Toni G. Atkins): Cole Reed reports:

- Atkins supported the state Imagination Library. Expansion of Dolly Parton library program. All CA children under 5 would be eligible to receive free books.
- 6/22 end of legislative session.

SDPD: Officer Surwilo. Not present

City Planning Department: Not present

Point Loma Association: Not present

OB Planning Board: Tracy DeZenzo.

- OBPB received a presentation from city about a new roundabout on Bacon St. The roundabout was a request from a letter sent by OBPB 10 years ago. OBPB asserted that 3 roundabouts on Bacon is too disruptive. The City Engineer is coming back to the OBPB in Aug. While the roundabout is funded, the Engineer doesn't want to do anything without community support. OBPB indicated that paving Bacon St is the priority, which is scheduled but could be delayed by up to 4 yrs.
- OB was alarmed by the new, 14-unit transitional housing on Abbott because it was thought to be a homeless shelter. It is not, but instead focuses on 55+ yr old people with long term housing problems.
- Property owner in OB owns 300+ properties and is evicting residents to convert them to STVR. At least 114 units evicted to date. The property owner found a loophole in the city STVR ordinance that was supposed to limit STVRs to one per person/owner. He is using absentee hosts that effectively exist on paper only. Properties are naturally occurring affordable housing. Could increase homelessness. OBTC wrote letters to city officials. Will send letter to PCPB to see if board will support. OB thinks they have fix. This is occurring elsewhere in the city, it's not just OB. Mandy Havlik comments that she thinks we should support the OB letter.

Midway Planning Board: not present

Navy Liaison: position vacant.

APPLICANT-INITIATED ACTION ITEMS

1. 821 San Antonio Place. Project number PRJ-1057682.

The project proposes to demolish an existing 6,380 SF residence and construct a new, 2-story 6,138 SF residence with a detached 1,004 SF Accessory Dwelling Unit and carport. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay Zone within the Peninsula Community Plan Area. Applicant: Patrick McInerney. Project Approved 5-0-1 by Project Review Committee (Joe Holasek).

Joe Holasek recapitulated the project history.

Patrick McInerney (project architect) and Matt Peterson (owner's lawyer) presented the project. Showed overview of the area and the neighborhood home size and architecture. Showed profile

of project and height within limits and close to previous building envelope. Many 2 and 3 level homes adjacent/nearby. 15/20 nearby homes have greater FARs. Project opens view corridors along the side yards. Will ask Harbor District if they can extend landscaping into their property. FAR and dimensions within code.

Chair asked Joe Holasek for the Project Review Committee's thoughts. Plans conformed to requirements and the neighborhood.

Andy Hollingworth asked why construction had already started. Matt Peterson answered with particulars off how a contractor mistake changed the project from a ministerial 50% remodel to a coastal development permit process. Any moved dirt was from pool excavation.

Margaret Virissimo asked what's wrong with project. Matt Peterson says nothing wrong with project it conforms to all regulations and requirements.

Jim Roberts and Hank Robinson (neighbors) presented on their problems with the project. They state that the homeowners chose and applied for a remodel. Then the homeowner sued city to get relief from contractor mistake and lost. They then applied for CDP. Jim Roberts stated they do not believe this building is consistent with intent and letter of the coastal development law and Peninsular Community Development Plan. Do not believe project is meets overall community goals, General Plan, and neighborhood building scale.

Christopher Cramer. (neighbor) Lived on nearby Armada Terrace since 60s and supports the project. He has known owners since 1983 and knows that their architectural selections will be exceptional. Encouraged by project's enhancement of neighborhood and property values.

Keith Behner. (neighbor) Objects to the mass of the structure. Inconsistent size and scale with the neighborhood, dwarfs the neighbors, and is too big for its proximity to trail. He also believes it doesn't meet standards in Community plan.

Hank Robinson. (neighbor) If you look at the building from the trail you can see how big it is.

Mark Houghton-Berry (owner). All dimensions remain well within the constraints.

Don Sevrens. Why was the project red tagged? Matt Petersen responded with details of the contractor mistake.

Patrick McInerney (architect) We tried to conform. He described how the mansard roof vs exterior wall determination impacted the 50% determination for the remodel. He said the Coastal Commission red tag was released when they demonstrated to city that the city had made the determination that the mansard was a roof. They only changed to CDP because of inspector and contractor mistake in moving a beam that put the project under 50% by 14".

Mandy Havlik. Is the ADU going to be living space? Yes. Are there any windows in the ADU? They face the bay. What is the height of the ADU? 25'. Where does the project go from here? To City hearing officer.

Angela Vedder. Will any landscaping block views? No.

Margaret Virissimo. What will you do if denied? Matt Peterson: Go straight to the hearing officer. Any plan to work with the neighbors? Matt Peterson: Already met with neighbors.

Andy Hollingworth. Neighbors view this as a big white box. Neighbors say no attempt to communicate.

Sam Laub. Have you considered that if you defeat this project you might get an even larger project? Jim Roberts: We want to stop the size increase all along the La Playa.

Joe Holasek made a motion to approve. Korla seconded. Motion approved 9-3. Andrew Hollingworth said he voted no because: (1) the project is much larger than surrounding houses, (2) the architectural style is not consistent with the neighborhood's prevailing architectural style, (3) impartial neighbors who I polled opposed the project because of its size and because the applicant did not consult the neighbors, (4) It might lead to future overdevelopment in La Playa as future projects might demand similar size projects.

INFORMATION ITEMS

1. Neighbors for a Better San Diego presentation on opposition to Senate Bill 10 (SB10) and why San Diego should not opt-in. (Kathy McClelland)
 - Jan 2022 state passed SB10, but a city needs to opt in for it to be effective. No city has opted in. Once in, you can never go back. SB10 is part of HAP 2.0, but it doesn't need to be. SB10 allows any single family home residential neighborhood to have lots scraped and 12-14 units built on it, based on proximity to transit. TPAs were a flawed idea based upon being within ½ mile of bus stop *as the crow flies*. City changed TPAs to SDAs. SDAs are defined by 1 mile walking distance. SDAs cover much more of San Diego.
 - Wipes out urban canopy. No extra parking despite increased density. Decreases setbacks. Haven't excluded building in a fire hazard zone. No provision for improving infrastructure or parks. No increase in first responders. Driving up prices for first time home buyers because of competition with speculators/developers. Go to Neighbors for a Better San Diego website for more information.

BOARD-INITIATED ACTION ITEMS (moved up to follow SB10 presentation)

1. Approval of Long-Range Planning proposed PCPB letter on the City's Housing Plan 2.0 (Javier Saunders)
 - Javier Saunders introduced the draft board letter opposing inclusion of SB10 in HAP 2.0.

Margaret Virissimo made a motion to approve. Brad Herrin seconded. Motion carried unanimously, 12-0.

INFORMATION ITEMS

2. Discuss upcoming CPC items and provide guidance to our CPC representative, including guidance on the proposed revisions to 600-24. (Korla Eaquinta)
 - Nothing from CPC
3. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Don Sevrens, Joe Holasek)
 - City hopes to have park approved 6/30 and start construction in July. Voltaire Bridge plans approved by civil engineer.
4. Update on City Planning Board Certification process. (Eric Law)
 - Draft bylaws open for comment. City CPG Recertification website up this week. New city guidance on community engagement plan posted this week.
5. Update on FY Budget Request Items. (Andrew Hollingworth)

- None of the board recommended projects are in FY24 budget. There were PL projects approved. Need to take a different approach to get projects in budget.

BOARD-INITIATED ACTION ITEMS

2. Appointment of Committee Chairs, Committee Board Members and Committee public members. (Fred Kosmo)
 - Appoint Cameron Havlik to Applied Governance. Mandy Havlik made a motion to approve. Angela Vedder seconded. Motion carried unanimously, 12-0.
3. Approval of procedures, timing, and appointment of a special election committee to fill two vacancies on the PCPB Board, pursuant to the PCPB Bylaws, Article IV. (Fred Kosmo)
 - Two vacancies require a special election. Margaret Virissimo moved to reinstate the election committee and hold a Special Election on 7/20, 4-6 PM. Brad Herrin seconded. Motion carried unanimously, 12-0.

Meeting adjourned by Fred Kosmo at 9:01 pm.