



## Peninsula Community Planning Board March 21, 2024 Minutes

PCPB meeting  
Point Loma Hervey Library  
March 21, 2024  
6 PM

### **GENERAL**

The meeting was called to order by Fred Kosmo at 6:04 pm.

Board Present: Fred Kosmo, Mandy Havlik, Sam Laub, Korla Eaquina, Eric Law, Javier Saunders, Joe Holasek, Angela Vedder, Elections: Jacqueline Greulich, Robert Tripp Jackson, Margaret Virissimo, Andrew Hollingworth, Cori Salcido

Board Absent: Tina Compton, Brad Herrin

Student Liaisons: Addison Bullard, Simon Sanders, Brenda Prior, and Ilya Kruzdora not present.

Public Present: Kathy Ogilvie, Donna Kaup, Julieanna Piatek, Bob Herrin

#### *Approval of the Agenda*

Mandy Havlik made a motion to approve the agenda. Sam Laub seconded the motion. The motion passed unanimously, 7-0.

#### *Approval of Minutes*

Sam Laub made a motion to approve the minutes. Mandy Havlik seconded the motion. The motion passed unanimously, 6-0, with Eric Law abstaining due to absence.

#### *Board Officer Reports*

Chair: Fred Kosmo –

1<sup>st</sup> Vice Chair: Margaret Virissimo –

2<sup>nd</sup> Vice Chair: Angela Vedder –

Treasurer: Korla Eaquina – The bank account balance is \$1192.81. No outstanding bills to pay.

Secretary: Eric Law –

City Planner Update: Grant Rurode -

## **NONAGENDA PUBLIC COMMENT**

Two (2) minutes per issue. Identification of issues that are within the jurisdiction of the PCPB, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

Mandy Havlik: Made comments in support of an Assembly bill banning child marriage.

Korla Eaquinta: Spring Fling at NTC this Saturday, 9-11. There is some action on e-Bike regulation.

## **GOVERNMENT and COMMUNITY REPORTS**

Government, agency, and community organization reports from representatives in attendance.

Mayor's Office: Randy Reyes

- New Chief of Police announced: Assistant Chief Scott Wall selected.
- Fire Chief retiring, launching search.
- Sales tax increase. Deficit for infrastructure. Increase to 8.75%. Goes to general fund. On Nov ballot

City Council District 2 (Dr. Campbell): Margaret Doyle:

- City Council unanimously voted to explore the option of creating an enhanced infrastructure financing district in the Midway.
- Update on City Wide Park impact fees. Robb Field in Ocean Beach got \$750,000 for investments.
- Bermuda stairs construction is done. They're finalizing the safety inspections.

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

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

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

- Last year in office, termed out.

SDPD: Officer Surwilo: Not present

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo:

- Last month was elections.
- Looked at STR ordinance changes. Advocating for changes.
- Target has application in for liquor license. OBPB opposes because there are too many liquor licenses in OB.

Midway Planning Board: not present

Navy Liaison: Dina Ryan, Naval Base Point Loma Community Planning Liaison Officer (CPLO): not present.

## APPLICANT-INITIATED ACTION ITEMS

1. 730 Amiford Drive. Project Number PRJ-1109992 CDP Process Three. Addition and remodel of 2,735 SF existing one-story single dwelling unit consisting of 1,803 SF of remodel, 291 SF of first floor Great Room addition, and 424 SF of basement addition. The site is 0.149 acres and is in the RS-1-7 Zone, Coastal (Appealable). **Applicant: Deborah Shewaga** (Joe Holasek) (Approved 5-0)

Sam Laub made a motion to approve the project. Mandy Havlik seconded the motion. The motion passed, 7-0.

2. 4572-4576 Niagara Avenue. PRJ – 1108766 Coastal Development to convert two single residential duplex dwelling units into two Residential Condominium units located at 4572 and 4576 Niagara Avenue. Unit A: 4572 Niagara Avenue is 3,203 SF, three stories. Unit B: 4576 Niagara Avenue 1,680 SF, three stories. The 0.14333 Acre (6240 SF Lot) is in the RM-1-1 Base Zona, within the Coastal Overlay (Non-Appealable). **Applicant: Christensen Engineering & Surveying (Tony Christensen)** (Joe Holasek) (Approved 5-0)

Korla Eaquinta made a motion to approve the project. Angela Vedder seconded the motion. The motion passed, 7-0.

## 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)
  - Land Development Code changes passed committee.
  - City may change the guidance on unelected CPGs to force new elections within 90 days.
  - The old La Jolla CPG approved; the new Uptown CPG was approved and must hold elections once the full Council approves.
2. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Don Sevrens)
  - Ground preparation completed. The irrigation is in. The completion date is still estimated to be Labor Day.
  - Working on Voltaire St bridge concept. Suspension bridge. We need help with design from Joe Holasek. Getting ready for bids. Funds from private funding.
3. City presentation on the Famosa Slough Alley Slope Restoration CIP project that is within the Peninsula community. The project will install an inlet at the end of the alley between Montalvo Street and Mentone Street, install approximately 300 linear feet of storm drain improvements, and restore the existing deteriorating slope. The project recently completed 60% design and is scheduled to begin construction in September 2025. (Anthony Salvani)
  - The work is needed to stabilize the slough slope and preserve water quality. Two failures of the slope before. Incredibly import project.
  - Improve drainage, stabilize the eroding slope, reinforce with native plants.
  - Friends of Famosa Slough is providing oversight and assistance on the project.
4. A presentation by the STVR working group on the suggested modifications to the STVR ordinance. The City Council will be putting the ordinance up for review in May and they are asking for community support on our amendments. OB and PL have been heavily impacted and many of the amendments would lessen the impact and hopefully return some rental

stock to the market. The presentation will show data and impacts of the Short-Term Rental Ordinance on OB and San Diego overall, including recommended changes for the City Council. (Tracy Dezenzo, Kevin Hasting OB Planning Board)

- OBPB working on a Citizen's Initiative to close loopholes in current Short Term Vacation Rental ordinance to restrict the number of STVRs allowed to one per owner in keeping with the original intent of the ordinance.
- Current numbers exceed city wide cap of 1% of units in use as STVRs.
- Seeking to Reduce numbers in neighborhoods, improve enforcement and hold booking platforms accountable.
- Supported by Pacific Beach Planning Board as well.
- Impacts city-wide availability of affordable units

5. Discuss potential letter regarding proposed amendments to the 2024 land development code (Andrew Hollingworth)

- Sent to Long Range Planning committee for review.

6. Discuss 2024 budget public comment dates (Andrew Hollingworth)

Deferred.

7. Discuss proposed Midway Rising tax increment financing district (Andrew Hollingworth)

Deferred.

## **BOARD-INITIATED ACTION ITEMS**

1. Appointment of Committee Chairs, Committee Board Members and Committee public members. (Fred Kosmo)

No action required.

2. Update on submission of new PCPB Operating Procedures to the City and the certification of the PCPB (Eric Law)

Sam Laub moved to approve the amended Operating Procedures. Javier Saunders seconded. The motion passed unanimously, 7-0.

3. Announce PCPB March Election Results.

Margaret Verissimo announce the election of Fred Kosmo, Sam Laub, Will Hooper, Kelcey Carter, Don Sevrens, Jackie Greulich, and PJ Luca.

4. Consideration and Approval of letter to Support the Advancement of the Regional Airport Transit Connector and Automated People Mover Alternative to Point Loma. (Javier Saunders) (Approved in LRPC 6-1).

Mandy Havlik made a motion to approve the letter. Sam Laub seconded the motion. The letter was approved 9-0.

## **PCPB REPORTS & PARLIAMENTARY MATTERS**

1. Subcommittee Reports and appointment of public members.

Project Review (Joe Holasek)

Airport (Fred Kosmo)

Long Range Planning: (Javier Saunders)

Traffic and Transportation (Mandy Havlik)

Liberty Station (Javier Saunders)

Parks and Recreation (Mandy Havlik, Angela Vedder)

Environmental (Mandy Havlik)

2. Ad Hoc Committee Reports

3. Liaison Reports

Midway CPG (Margaret Virissimo)

Point Loma Association (Robert Tripp Jackson)

OB CPG (Margaret Virissimo)

4. CPC Report

5. PCPB Member Comments

**Meeting adjourned by Fred Kosmo at 7:39 pm.**