



## Peninsula Community Planning Board April 18, 2024 Minutes

PCPB meeting  
Point Loma Hervey Library  
April 18, 2024  
6 PM

### **GENERAL**

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

Board Present: Fred Kosmo, Mandy Havlik, Sam Laub, Korla Eaquinta, Eric Law, Javier Saunders, Angela Vedder, Jacqueline Greulich, Margaret Virissimo, Andrew Hollingworth, Will Hooper, Kelsey Carter, PJ Lucca, Don Sevens

Board Absent: Cori Salcido

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

Public Present: Tracy DeZenzo, Richard Westfall, David Surwilo, Jerry Stephen, Julianna Piatek

#### *Approval of the Agenda*

Mandy Havlik made a motion to approve the agenda. Sam Laub seconded the motion. The motion passed unanimously, 13-0.

#### *Confirm March Election results and new PCPB Board Members*

Margaret Virissimo made a motion to approve the election results and seat the new members. Angela Vedder seconded the motion. The motion passed unanimously, 13-0.

Margaret Virissimo made a motion to switch Don Sevens' 3-year and Jacqueline Greulich's 1-year terms as requested by Don Sevens and Jacqueline Greulich. Angela Vedder seconded the motion. The motion passed unanimously, 13-0.

#### *Introduction of New PCPB Board Members*

Will Hooper  
Kelsey Carter  
PJ Lucca

#### *Election of Chair, 1<sup>st</sup> and 2<sup>nd</sup> Vice Chairs, Treasurer and Secretary*

Chair:

Mandy Havlik nominated Fred, seconded by Sam Laub

Andrew Hollingworth nominated Margaret Virissimo, seconded by Will Hooper

Fred Kosmo elected 9-3

1<sup>st</sup> Vice Chair:

Angela Vedder nominated Mandy Havlik, seconded by William Hooper

Mandy Havlik elected 11-2

2<sup>nd</sup> Vice Chair:

Mandy Havlik nominated Angela Vedder, seconded by Korla Eaquina

Angela Vedder elected 13-0

Treasurer:

Angela Vedder nominated Korla Eaquina, seconded by

Korla Eaquina elected 13-0

Secretary:

Korla Eaquina nominated Eric Law, seconded by Angela Vedder

Eric Law elected 13-0

### *Approval of Minutes*

Sam Laub made a motion to approve the minutes. Javier Saunders seconded the motion. The motion passed unanimously, 8-0 (5 abstentions)

### *Board Officer Reports*

Chair: Fred Kosmo – Board is very effective. Take COW training. Need it for indemnification.

1<sup>st</sup> Vice Chair: Mandy Havlik – echo chair's comments

2<sup>nd</sup> Vice Chair: Angela Vedder – None

Treasurer: Korla Eaquina – The bank account balance is \$1152.81. No outstanding bills to pay.

Secretary: Eric Law – None

City Planner Update: Grant Rurode –

- Annual City progress report just completed. Housing numbers are up. Almost twice as many houses were built in 2023 than 2022. \$5M in housing grants reduced by about 75% due to large budget deficit.
- BlueprintSD is the General plan update. Public comments close on April 29<sup>th</sup>.
- Land Development Code revisions will go forward to Council by the end of the month.
- There is no appeal fee waiver for CPGs due to cost recovery and revised 600-24.

### **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.

Tracy DeZenzo: OB Beach Cleanup 05 July. Will build whale sculpture with the collected waste. The recyclable waste CRV will then be used for children's programs.

Margaret Virrissimo – H Barracks. Shelter being moved to Kettner and Vine. Mayor didn't get funding. Middletown now upset and asking for help. H Barracks will be "safe sleeping site" for up to 200 homeless with vehicles. Still no plan. Safety concerns remain for H Barracks site.

Eric Law – 4591 Pescadero is a proposed 3-story, 8 ADU construction project on an existing single family dwelling lot that was rezone multifamily. The City has asked for public comments on the project. I will take comments from the public and aggregate for submission to city. Fred Kosmo suggested that we might accelerate Project Review Cmte or special session.

Angela Vedder – City didn't respond to the ongoing city street light outages by the middle school.

## **GOVERNMENT and COMMUNITY REPORTS**

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

Mayor's Office: Randy Reyes

- End of fiscal year. Starting on a new budget. Four priorities: Homelessness, Road repair, Housing, Preserve Services
  - o Increases Homeless funding. H Barracks (200 parking spaces), Kettner and Vine congregant shelter (10000 beds). Requires council action because it's a lease.
  - o Roads and Infrastructure: Prioritizes road repair and storm drain.
  - o Minimal reductions in public services proposed to balance budget.
  - o Proposed sales tax increase intended to increase General Fund because they don't want to reduce programs or reduce labor costs through competition.

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

- Pocket Park. ~50% complete. Ready in September.
- Midway Rising meeting on 07 May. Mission Bay HS 6-7:30PM.

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

State Assembly District 33 (Assemblymember Tasha Boerner): Robson Winter

- Going through committee process on new legislation
- SD utilities highest in the state. She's sponsoring bills to reduce costs.

State Senate District 39: (Representative Toni G. Atkins): Cole Reed reports: not present

SDPD: Officer Surwilo:

- Vehicle habitation law. New training requirements for the officers due to court settlement. As safe lots open, SDPD can enforce the law. There are some constraints to getting people into the lots because many lots are not completely staffed. The SDPD Homeless Outreach Team (HOT) will help place homeless in the lots. Some limits due to parking space size too.
- Getting ready for the summer holidays. Extra patrols coming.
- Please fill out a Get-It-Done for illegal homeless encampments. Send it to Officer Surwilo to get to HOT. If on state land, submit a CalTrans Work Request.

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo: see above.

Midway Planning Board: not present

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

Congressional District Scott Peters : William Rodriquez -

- Bringing resources back to the district. \$13.8M allocated to date.
- Addressing the Tijuana River sewage problem. Congressional action has tripled the budget.
- Come to us for advocacy with Fed Govt.

### **APPLICANT-INITIATED ACTION ITEMS**

1. **376 Silvergate Avenue** PRJ-1111391. The proposed project is a 534 SF remodel and 322 SF addition to an existing 2,510 SF single-story single-family residence with conversion of an existing garage to a JADU, and construction of a new 513 SF 2-car garage. The 0.23-acre site is in the RS-1-4 Base Zone, Coastal Overlay Zone (Non-appealable) within the Peninsula Community Plan Area. **Applicant: Jerry Stephen (Joe Holasek) (Approved 6-0)**

Margaret Virissimo made a motion to approve the project. Angela Vedder seconded the motion. The motion passed, 12-0-1. Don Sevrens abstained due to conflict of interest (he resides close by and couldn't be impartial).

### **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)
2. Update on Canon St. Pocket Park (Don Sevrens)
3. Update on submission of new PCPB Operating Procedures to the City and the certification of the PCPB. Discuss next steps, including a discussion of submitting our demographic information and the development of a community engagement/outreach program. (Eric Law)

### **BOARD-INITIATED ACTION ITEMS**

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

Form ad hoc Governance committee 12-0. Eric Law voted chair, Javier Saunders, Kelsey Carter, and Will Hooper to be members. 12-0.

Project Review. Motion by Korla Eaquinta, seconded by Mandy Havlik: Eric Law chair, Korla Eaquinta, Andrew Hollingworth, Will Hooper, Sam Laub. (Joe Holasek, Mark Krencik). Approved unanimously, 12-0.

Long Range Planning. Motion by Korla Eaquinta, seconded by Mandy Havlik: Javier Saunders chair, Jackie Greulich, Andrew Hollingworth, Sam Laub (Paul Grimes, Max Apodaca). Approved unanimously, 12-0.

Traffic/Transportation. Motion by Mandy Havlik, seconded by Angela Vedder: Cori Salcido, chair. (Paul Grimes, Max Apodaca) Approved unanimously, 12-0.

Parks/Rec. Motion by Mandy Havlik, seconded by Angela Vedder: Don Sevrens chair, Mandy Havlik, Angela Vedder, Will Hooper. Approved unanimously, 12-0.

Environmental. Motion by Jackie Greulich, seconded by Korla Eaquinta: Mandy Havlik/Angela Vedder co-chair, PJ Lucca. Approved 12-1.

Liberty Station LNO. Will Hooper approved 11-0-1.

Midway LNO. Javier Saunders approved 12-0.

OB LNO. Jackie Greulich approved 12-0.

CPC Rep. Motion by Mandy Havlik, seconded by Jackie Greulich. Korla Eaquinta approved 10-2.

Airport. Motion by Margaret Virrissimo, second by Andrew Hollingworth. Will Hooper, chair. Sam Laub, PJ Lucca, Kelsey Carter. Approved unanimously, 12-0.

ANAC. Motion by Eric Law, seconded by Javier Saunders: Will Hooper with Kelsey Carter as alternate.

2. Discuss and Approve Suggested Changes to the Short-Term Vacation Rental (STVR) Ordinance and potential PCPB letter. (Javier Saunders)

Margaret Virrissimo made a motion to approve the letter. Angela Vedder seconded the motion. The motion passed unanimously 12-0.

3. Review and Approve Letter Opposing Land Development Code Updates to Items #1 and #25. (Saunders/Hollingworth)
4. Presentation regarding the City of San Diego on BluePrintSD. Discuss and Provide Suggested Comments and Recommendations to the CPC and City of San Diego on the update of the General Plan, BluePrint SD, and Associated Environmental Review Document. (Javier Saunders)
5. Consider approval of letter regarding the General Plan update. (Andrew Hollingworth)
  - Javier Saunders made a motion to approve the consolidated letter as amended to add SANDAG. Eric Law seconded the motion. The motion passed, 12-0.

## **PCPB REPORTS & PARLIAMENTARY MATTERS**

1. Subcommittee Reports and appointment of public members.

Project Review (Eric Law)

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 Virrissimo)

Point Loma Association (Robert Tripp Jackson)

OB CPG (Margaret Virrissimo)

4. CPC Report

5. PCPB Member Comments

**Meeting adjourned by Fred Kosmo at 7:45 pm.**