



Peninsula Community Planning Board May 16, 2024 Minutes

PCPB meeting
Point Loma Hervey Library
May 16, 2024
6 PM

GENERAL

The meeting was called to order by Fred Kosmo at 6:00pm.

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 Sevrens, Cori Salcido

Board Absent:

Student Liaisons: Addison Bullard, Simon Sanders, Brenda Prior, and Ilya Kruzdora present

Public Present:

Approval of the Agenda

Sam Laub made a motion to approve the agenda. Korla Eaquinta seconded the motion. The motion passed unanimously, 12-0.

Approval of Minutes

Mandy Havlik made a motion to approve the minutes. Angela Vedder seconded the motion. The motion passed unanimously, 11-0-1

Board Officer Reports

Chair: Fred Kosmo – The board continues to be healthy. With the election, we have new board members and new committee chairs. PCPB work is going strong. In the April board meeting we had a motion about the outcome of the election, in that Don Sevrens wanted only 1 year and Jackie wanted 3 years. After the board meeting, we engaged the City, who said that the board members could swap if the board approved it. However, Don and Jackie decided to stay with the outcome of the election, negating the need for further action.

The leaders of OB and Midway are happy that there won't be a large homeless shelter at H Barracks. about homeless shelter. The Mayor's office is still in negotiations with new potential site at Kettner and Vine. Midway is unhappy about the new site as well because they feel the homeless will come back to Midway from Kettner and Vine.

1st Vice Chair: Mandy Havlik – none

2nd Vice Chair: Angela Vedder – committees doing well.

Treasurer: Korla Eaquina – The bank account balance is \$1192.81. No outstanding bills to pay. Will need to pay webmaster next month.

Secretary: Eric Law – Recording. Will post recording if it works.

City Planner Update: Grant Rurode – not present

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.

None.

GOVERNMENT and COMMUNITY REPORTS

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

Mayor's Office: Randy Reyes. Not present

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

- City Council approved Scott Wald as new SDPD chief. His first day will be 7 June.
- All way stop sign to be installed at Willow and Lowell.
- Loma Port Street lights. It's going to take a lot of money and time to fix. Installing solar panels to bring some of the lights back up. Will install at alternating intersections along Evergreen and Locust.
- Midway Rising. Andrew Hollingworth commented on the lack of transparency from the vendors.
- Kettner and Vine Homeless facility. Andrew Hollingworth commented that there have been two closed door meetings and no open meetings to inform the public. Margaret replied that the council sessions are closed door because of negotiations with a private person.

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

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

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

SDPD: Officer Surwilo:

- Memorial Day holiday is coming up which is the kickoff for the summer season. Feel free to talk with officers on patrol to let them know what's going on.
- A shift change just occurred. Please build relationships with officers on new shift so they know the issues.
- Vehicle habitation. City can't enforce the ordinance until they have a safe parking place to put vehicles in.

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo:

- 4075 Point Loma Ave. Proposed 20-unit property. Wants waiver for mixed use on bottom floor. OBPB recommends denial due to removal of commercial space.
- Also wants City clarification on OB as historical cottage district. OB wants entire community treated as a historical district; City wants to treat individual buildings as historical.

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 Rodriguez – Not present.

Airport Authority: Yvonne

- In late summer we should have new terminal 1 parking that includes bike storage. The first phase of terminal 1 – 19 gates – will open next year. British Air is now offering direct flights to London. Breeze Airways started service in April.
- Noise Abatement: Some flight procedures changes proposed by FAA. FAA codifying flight path existing nighttime departure procedures (10pm-630AM).
- The noise report website is still up.

APPLICANT-INITIATED ACTION ITEMS

1. **2126 San Clemente St PRJ-1105781.** (Process 3) Tentative Map Waiver to convert units under construction to condominium units, per PRJ-1042663 (2 duplex buildings consisting of 3 story 2 units of the 3,105 sq. ft. (Building 1) and 4 story 2 units of the 4,204 sq. ft. (Building 2)) located at 2126, 2124, 2128 San Clemente Street and 4109 Udall Street. The 0.13-acre site is in RM-2-5 zone of the Peninsula Community Plan area, Coastal Height overlay within Council District 2. NOT IN THE COASTAL OVERLAY ZONE. (Project Review Committee recommends approval 6-0) **Applicant: Robert J. Bateman (Eric Law)**

Sam made a motion to approve the project. Y seconded the motion. The motion passed, 12-0-1.

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)
 - No construction ongoing at this time.
 - Playground equipment on order. Dealing with SDGE for permits and hookups for water.
 - The city has not surveyed the property lines.
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)

The city has approved the PCPB operating Procedures and recertified the board to represent the community.

4. Discuss the potential project at 4591 Pescadero and potential implications for the Point Loma community and potential PCPB actions. (Eric Law)

Noted that the development is 8 ADUs. The site currently has an active code enforcement actin against it because work on the existing dwelling was performed without permits. Will continue to closely monitor.

BOARD-INITIATED ACTION ITEMS

1. Appointment of Committee Chairs, Committee Board Members and Committee public members. (Fred Kosmo)
 - Motion to add Robert Tripp Jackson to the traffic committee. Approved 13-0
2. Discuss and Approve Community Planners Committee (CPC) Request for County Grand Jury Investigation of San Diego Land Use Governing Practices. (Javier Saunders)
3. (A) Discuss and Oppose the Proposed Draft General Plan Update BluePrint SD and approve the Community Planners BluePrint SD Executive Summary; and (B) Authorize PCPB Representation at the May 30 Planning Commission Hearing Opposing BluePrint SD. (Javier Saunders)

Javier Saunders moved to have the board approve the CPC rep voting to endorse the CPC requested Grand Jury investigation of San Diego Land Use practices. Andrew Hollingworth seconded. Approved 12-0.

Javier Saunders moved for the PCPB to oppose BluePrintSD as written and approve the CPC summary of issues. Sam Laub seconded. Approved 12-0.

Korla Eaquinta moved to have Javier Saunders represent the board and speak at the Planning Commission in opposition to BluePrint SD. Eric Law seconded.12-0

4. High school student liaison presentation of a proposed environmental mitigation for our community. (Simon Sanders/Bryinna Pryor) (Mandy Havlik)

Mandy Havlik made a motion to approve a letter endorsing the students' work. Korla Eaquinta seconded. Letter approved 12-0-1. Andrew Hollingworth abstained.

5. High school student liaison presentation of a proposed traffic mitigation for our community. (Addison Bullard/Illia Prozdora) (Mandy Havlik)

- The traffic proposal is supported by the school administration.

Mandy Havlik made a motion made a motion to approve a letter endorsing the students work. Sam Laub seconded. Approved 11-0

6. Presentation of Letters of Recommendation to the 4 High school liaisons. (Mandy Havlik)

Mandy Havlik made a motion to approve. Korla Eaquinta seconded. 11-0

7. Review and approve procedures to add a youth Board member consistent with the new Operating Procedures. (Eric Law)

Reviewed procedures. No recommendation as the committee could not get a quorum before the board meeting. Continued to June.

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports and appointment of public members.

Project Review (Eric Law)
Airport (Will Hooper).

- FAA provided a brief on new departure procedures which are the current recommended procedures.
- Curfew violations down. Only 20 curfew violations this year to date.
- Quieter home program still funded. Anticipate 300 homes this year.
- Investigating additional ways to reduce noise on takeoff and landings.

Long Range Planning: (Javier Saunders)

Traffic and Transportation (Cori Salcido)

- Producing a letter on intersection

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 8:09 pm.