



## Peninsula Community Planning Board May 18th, 2023 Minutes

PCPB meeting  
PL Hervey Library  
May 18th, 2023  
6 PM

### **General**

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

Board Present: Fred Kosmo, Margaret Virissimo, Mandy Havlik, Brad Herrin, Sam Laub, Angela Vedder, Korla Eaquinta, Eric Law, Andrew Hollingworth, Jack Fernandes, Robert Tripp Jackson.

Board Absent: Tina Compton Javier Saunders, Matt Schalles, Joe Holasek.  
Student Liaison Addison Bullard is present.

Public Present: Larry Gustafson, Max Apodaca, Margaret Baird, Christy England, Laura Buckley, Beverly Raimondo, Raquel Hall, Matt Smith, Joe Guilmet, Tracy DeZenko

Margaret Virissimo makes a motion to approve the agenda. Angela Vedder seconds the motion. The motion passed unanimously, 10 to 0.

Mandy Havlik makes a motion to approve the minutes. Korla Eaquinta seconds the motion. The motion passed unanimously, 10-0.

Fred Kosmo asks the new board to introduce themselves to the audience in attendance.

### **BOARD-OFFICER REPORTS**

Fred Kosmo (Chair), Margaret Virissimo (1<sup>st</sup> Vice Chair), and Angela Vedder (2<sup>nd</sup> Vice Chair) welcomed the public.

Treasurer: Korla Eaquinta reported that the bank account balance is \$1192.81 (no change). She requested authorization for checks to be issued for \$428.00 to Paul Grimes for web services and for \$71.94 to Zoom. Mandy Havlik made a motion to approve the disbursements and Angela seconded the motion. Approved 10-0.

Secretary: Eric Law reported that he would forward in e-mail City correspondence to the public that impacts the board.

## **NON-AGENDA PUBLIC COMMENT**

Andy Hollingworth noted that the Airport Authority was going to request public comment on an upcoming study.

Matt Smith is a firefighter who informed the board that cell phone antennas were being installed on Fire Station 22 sleeping quarters without public notice. Station 22 is zoned residential and nearest existing cell antennas are only 75' away. The project did not go through the permitting process. Mr. Smith noted that the last study on the effects of cell phone EM radiation was conducted in 1996. Brad Herrin suggested that we seek expert testimony on the topic. Mr. Smith wanted to agendize the issue and was asked to submit a request that the topic be placed on next month's board agenda.

## **GOVERNMENT AND COMMUNITY REPORTS**

City Council District 2 (Dr. Campbell): Randy Reyes did not submit a report.

County Supervisor District 3 (Supervisor Terra Lawson-Remer): Rebecca Smith submitted her report via e-mail.

- The new draft County Budget has been released. You can make e-comments on budget items until June 21<sup>st</sup> at 5pm. Please visit <https://www.SanDiegoCounty.Gov/CommunityBudget> for more details on how to participate.

State Assembly District 33 (Assemblymember Tasha Boerner): Margaret Doyle submitted her report via e-mail.

- SB 411 (Portantino) would authorize neighborhood councils to use alternative teleconferencing provisions related to notice, agenda, and public comment, if City Council has adopted an authorizing resolution and 2/3 of an eligible legislative body voted yes. Measure has passed the Senate and is pending referral in the Assembly.
- Also, Governor's May Revise budget was released last week.

State Senate District 39: (Representative Toni G. Atkins): Cole Reed submitted his report via e-mail.

- On Wednesday, April 26, the California State Senate unveiled the "Protect Our Progress" budget plan, which centers on responsible investments and actions. Highlights from the proposal include:
  - Makes no ongoing cuts to core programs and preserves the Rainy Day Fund for future years, where multi-billion dollar shortfalls remain under the Governor's economic forecast.
  - Rejects proposed cuts and delays to key infrastructure investments, such as broadband, transit, student housing, climate package investments, libraries, and more.
  - Accelerates previously budgeted Transit Infrastructure funds and provides local flexibility to enable the funds to be used for operations as a bridge until a permanent operations fix can be established.
  - Invests \$1.6 billion for affordable housing.

Navy Liaison: position vacant.

OB Town Council/Planning Board: Tracy DeZenzo reports:

- OBPB is going to discuss Abbott St affordable housing.
- OBTC will host an OB Pier workshop on May 24<sup>th</sup> at 7PM
- The OB “Java with Jen” meeting will be 10-12 AM on May 20<sup>th</sup> at OB Beans.
- OBTC/OB Main St Assoc has a joint Downtown OB Ambassador program that asks locals to be present on/around Newport to help guide visitors to OB locations throughout the summer
- SD Arts and Culture: Working on City Arts and Culture plan. Deciding on how to implement across the city.

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

**1. 873 San Antonio Place. Project number PRJ-1071329.**

The project proposes to remodel an existing basement and main level of an existing single-family residence and add 118 SF to the main level area, and an additional 796 SF to a 132 SF upper level. (Approved 6-0) Applicant: Bruce Peeling (Joe Holasek).

Discussion: No view issues. No neighbor comments. Architecture fits area.

Sam Laub makes a motion to approve the project. Korla Eaquinta seconds the motion.

The motion passed 10 to 0. Unanimous.

### **INFORMATIONAL ITEMS**

**1. Discuss upcoming CPC items and provide guidance to our CPC representative, including guidance on the proposed revisions to 600-24. (Korla Eaquinta)**

New CPC agenda out. We are waiting for the city to post the new COW training for indemnification (likely after 6/1).

**2. Update on Canon St. Pocket Park and Voltaire Street Bridge. (Mandy Havlik)**  
Don Sevrens is waiting to see if there are bids.

**3. Update on City Planning Board Certification process. (Eric Law)**

According to Marlon Pangilinan, the City will post additional information and guidance on the recertification process on/after 6/1. PCPB Applied Governance Committee will produce draft Bylaws in a month. The new Council Policy 600-24 requires us to produce Ethics guidelines, a Community engagement plan, and report community and board demographics to the city.

**4. Discuss PCPB FY24 budget requests to Jennifer Campbell's office. (Andrew Hollingworth)**

Campbell's office examining PCPB-submitted list of budget items tied to community interests to see where they align with the draft budget or if they have already been addressed. City Council is currently going over budget for the May revise; we should expect feedback after the May revise memo goes out next week. The May revise is expected to include a \$25M budget augmentation, although not much is coming to District 2.

**5. Discuss HAP 2.0 and the community response. (Andrew Hollingworth)**

Inclusion of optional SB10 language and extension of Sustainable Development Areas (SDAs) to one mile from transit impacts virtually all of Point Loma. Draft city Housing ordinance would allow up to 10 units per single family zoned lot in SDAs. HAP 2.0 city hearing is June 1 at 9 AM in Council Chambers, 12th Floor, City Administration Building,

202 C Street. Zoom link: <https://sandiego.zoomgov.com/s/1612210047> or call 1-833-568-8864 (Webinar ID: 161 221 0047).

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

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

Brad Herrin made a motion to add Max Apodaca to the Long-Range Planning Committee as a community member. Margaret Virissimo seconded the motion. Approved 10-0. Unanimous.

#### **2. Letter rescinding request to install a stop sign along Voltaire at Bolinas or Soto or Guizot and request traffic calming measures, traffic study and more enforcement and to expedite the installation of the approved and funded flashing pedestrian beacon and flashing speed indicator signs. (Mandy Havlik)**

Mandy Havlik reviewed the community interactions that indicate that the board should send a letter rescinding its request for a Voltaire stop sign and instead accelerate the installation of the funded/approved flashing light and speed indicator. The letter should request a second speed indicator for other direction of traffic and the application of other, additional traffic calming measures, including reducing the speed limit from 30 to 25. A civil engineer and resident, Nick, commented on the negative effect of slowed/stopped traffic that the stop sign would create in a residential neighborhood.

Mandy Havlik read the draft letter aloud and made a motion to accept and send the letter. Angela Vedder seconded the motion. Motion passed 10-0. Unanimous.

#### **3. Consider approval of letter objecting to the cell tower at the Rock Church. (Margaret Virissimo)**

Joe Guilmet spoke on community concerns about antenna radiation and their children at Rock Academy. He passed out copies of the writ package their group has filed to halt the installation and use of the antennas.

Laura Buckley recapped the situation. She said the cell antennas were installed in secret behind a tarp. The parents of the children at Rock Academy were given any notice of the installation. Also, the PCPB did not review the installation as required; apparently the installation was mistakenly handled as a level 1 (ministerial) review. However, level 2 review is required because the antennas are within 100 ft of school. There are six schools within 100 ft of the Rock Academy/Church.

Matt Smith: The antennas are 35' from the children. Upon a review of DSD files, there are no permits for the installation, only a zoning use certificate for 9 RRUs (antennas).

Additionally, the address is wrong, and the Rock Church building is mistakenly listed as a government building, not a church or school. According to IB 600-43, the antennas should be required to be a conditional use permit and – based on the Spectrum Act – must go to secondary review.

Tracy DeZenzo commented that OBPB denied cell antennas on the lifeguard tower because it was a worker concern issue.

Mandy Havlik made a motion to send letter to city requesting they pause the installation and review the permits and process used. Margaret Virissimo seconded with friendly amendment to respond back to board. Amendment accepted. Motion passes 10-0.

Unanimous.

**Meeting adjourned by Fred Kosmo at 8:35 pm.**