

PROJECT “VELA”: 970 TURQUOISE ST “PENCIL” HIGH RISE IN PACIFIC BEACH**BASIC INFORMATION**

Developer: 970 Turquoise LLC from Los Angeles, CA

Nathan Pitters

248-672-1558

Architect: Carrier Johnson + Culture

Duane Hagedorn

619-239-2353

185 W. F Street Suite 500

San Diego, CA 92101

23 story privately funded high rise in Pacific Beach

Height: 238 ft and 4 1/2 inches

Total FAR: 8.37

408,641 developed square ft / 29,134 sq ft (4 parcels)

Total square ft

283,698 Residential

124,943 Commercial

155,229 Garage

Usage:

Hotel: 139 visitor accommodations on 9 floors

Housing 74 units with 10 units (5 very low income and 5 moderate income)

WAIVERS (City by law cannot turn down these waivers)

30 ft height limit 1972 Proposition D

60 ft height limit Community Commercial (CC) 4-2

Description	Units	Cumulative Units	Affordable Units	3 Bedroom (BR)
Base Density	31		31	
50% Density (SD code) (15% very low income)	16		47	5
50% density / AB 1287 (15% moderate income)	16		63	5
20% : 3 Bedroom units (SD) MC143.0720(15)**	7		70	*13
10%: 3 BR units + den**	4		74	4
	74			17
			10	
Visitor Accommodation Hotel	139	Include studio, 1 and 2 BR accommodations		
Housing Units	74			
Total Units	213			
Actual Affordable Housing %	5%			

*unsure if 7 or 13, likely 7 for counts to be correct. Different in plans in different places

** <https://docs.sandiego.gov/municode/municodechapter14/ch14art03division07.pdf>

Parking	Number
Underground Stories	2
Above ground Stories	5
Total parking Spaces	292

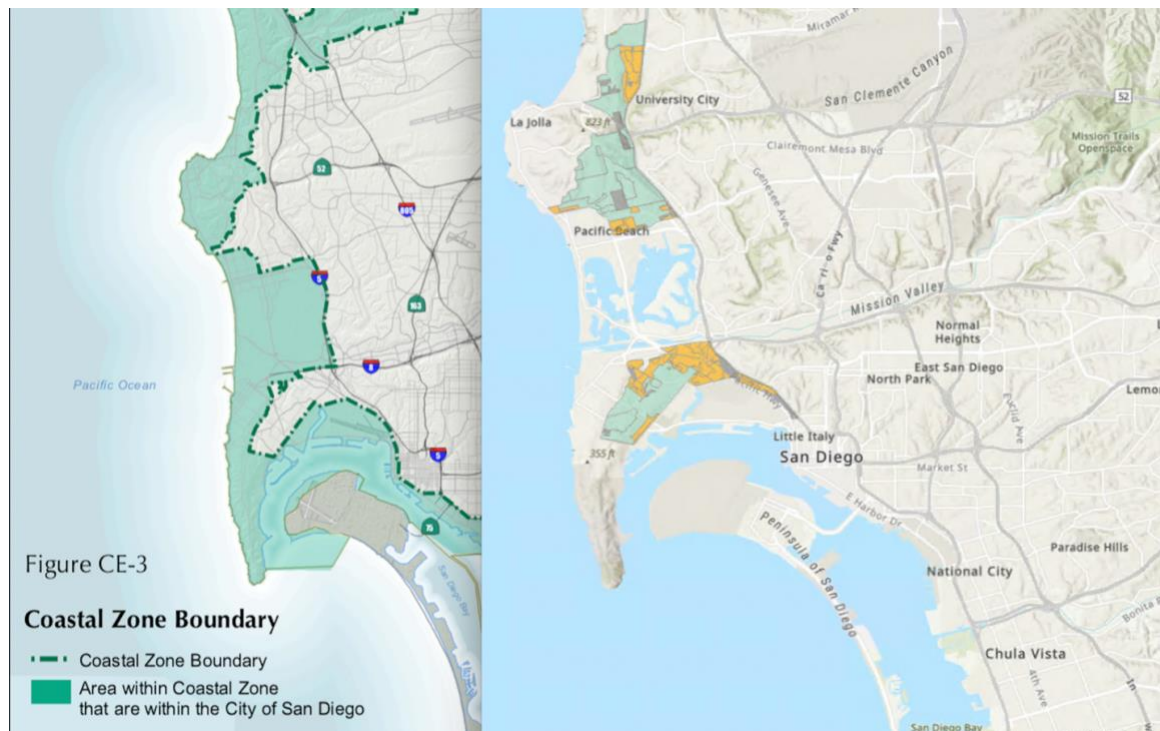
MY COMMENT / QUESTIONS:

What happened to Prop D, the 1972 Citizen's Initiative? This development is in the Prop D zone but NOT the CA Coastal commission zone i.e but just across the street.

<https://experience.arcgis.com/experience/61840fda04474fab9d1b5778740ad1b5>

Right side of map is Prop D zone which is now overruled by state legislation. Yellow zones are commercial or multi-family residential areas where these types of developments may “pencil out” or be financially appealing to developers.

<https://www.hklaw.com/en/insights/publications/2019/12/court-of-appeal-affirms-californias-interest-in-housing-can-override>



Thanks to Karl Rand for putting these maps together.

How is this a discretionary permit which is only seen by the City of SD DSD reviewers, NOT Planning Commission, NOT City Council. In fact, doesn't even require notice the Pacific Beach Planning Group OR to neighbors within 300 ft.

State Density Bonus Law amended by AB 1287

https://digitaldemocracy.calmatters.org/bills/ca_202320240ab1287#

Other relevant legislation: Housing Accountability Act

https://digitaldemocracy.calmatters.org/bills/ca_202320240ab1893

HAA defines an eligible mixed-use project must have at least 2/3 residential. HAA requires a higher level of findings for denial of a project. This proposal is not protected by the HAA if there is non-conformance with State Law, including density bonus. So, it simplifies the legal review and processing, but doesn't prevent the project accessing density bonus benefits – From John Terrel

City of San Diego's Complete Communities: This is NOT a Complete Communities project. It is a State Density Bonus Law project.

How is this possible to put a hotel within 23 story building with essentially 5% affordable housing?

Affordable housing: per the 20% density bonus of 3 BR units, NONE are shown as affordable. The original intent was to facilitate families.

PB SPECIFIC CONCERNS AROUND POTENTIAL DEVELOPMENT:

Traffic congestion: roads and intersections are not prepared for this kind of increased traffic
SD Fire Department does not have capabilities in coastal area to combat emergencies for a 23-story building
Water, sewer infrastructure does not have capacity for such a development

CURRENT SITUATION

Councilmember Joe La Cava AND Mayor Todd Gloria are AGAINST this development. The Mayor and CM are waiting on a “Technical Guidance” memo from the California Housing and Community Development Agency (HCD) on the legal issues concerning this development.

OTHER REFERENCES:

While I don’t usually recommend Wikipedia this one is appropriate: https://en.wikipedia.org/wiki/Pencil_tower

RESPECTFULLY SUBMITTED,

Marcella Bothwell, MD, MBA / Chair, Pacific Beach Planning Group (PBPG)

John Terrel, AICP (American Institute of Certified Planners, Development Chair, PBPG)