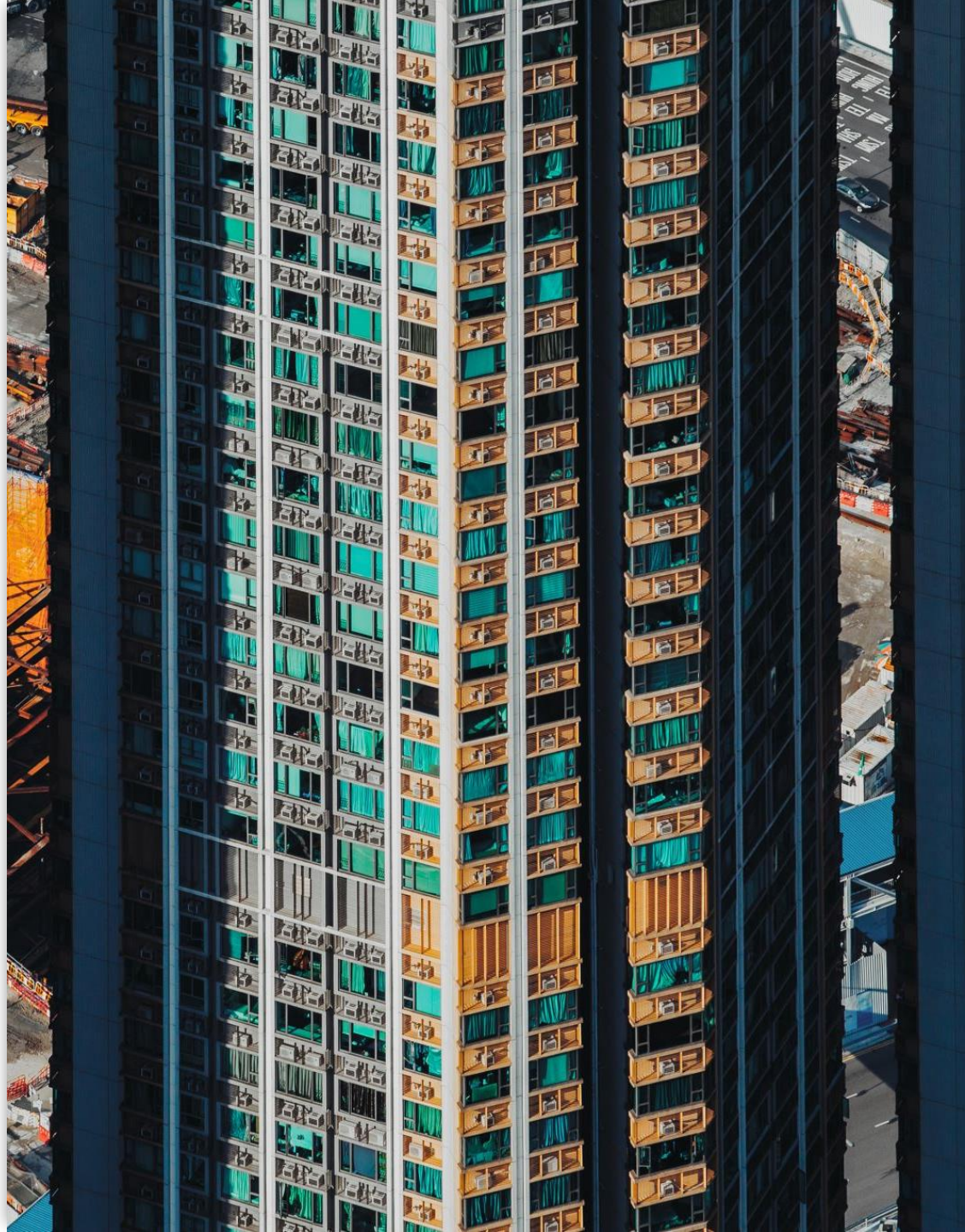
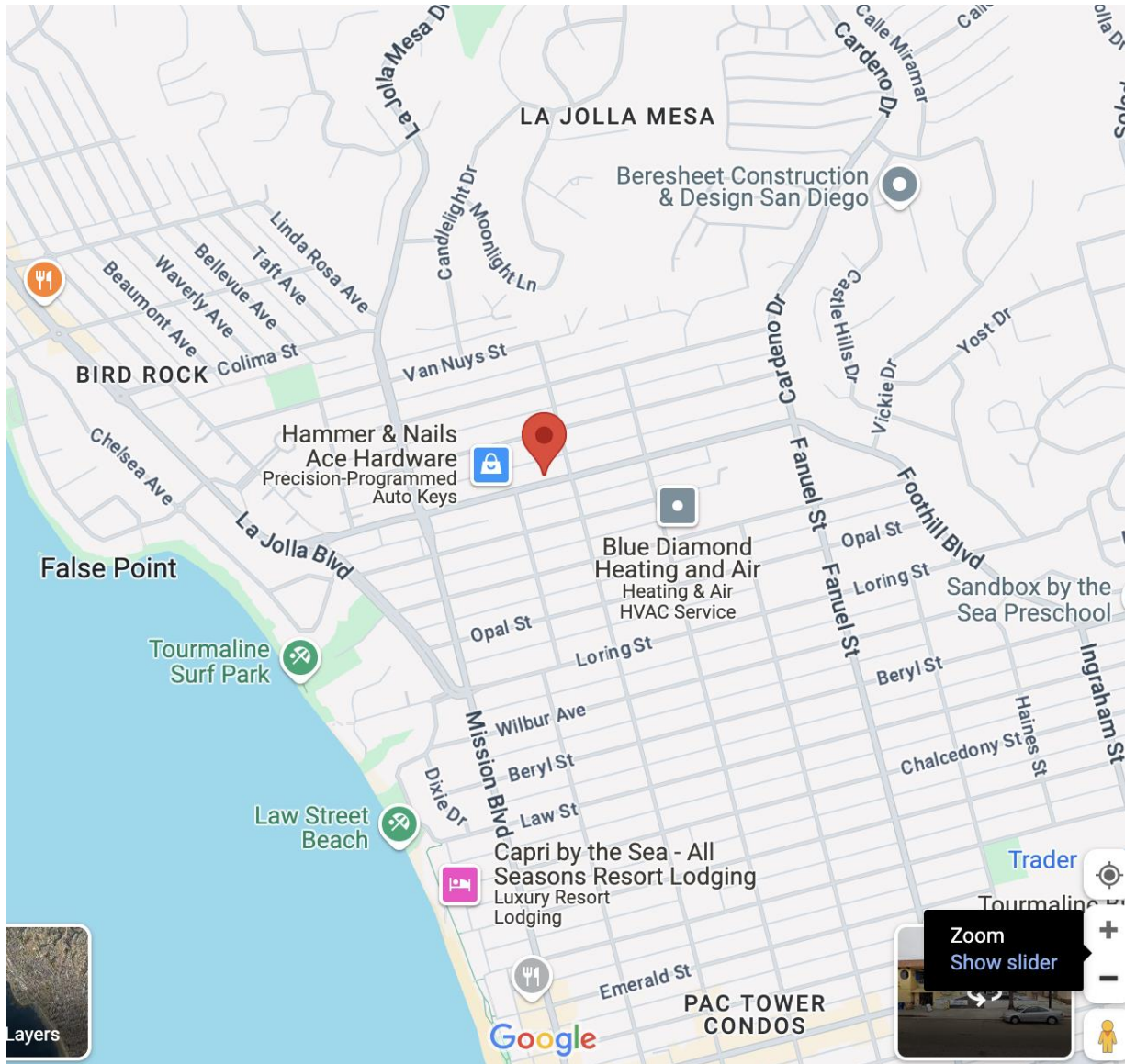


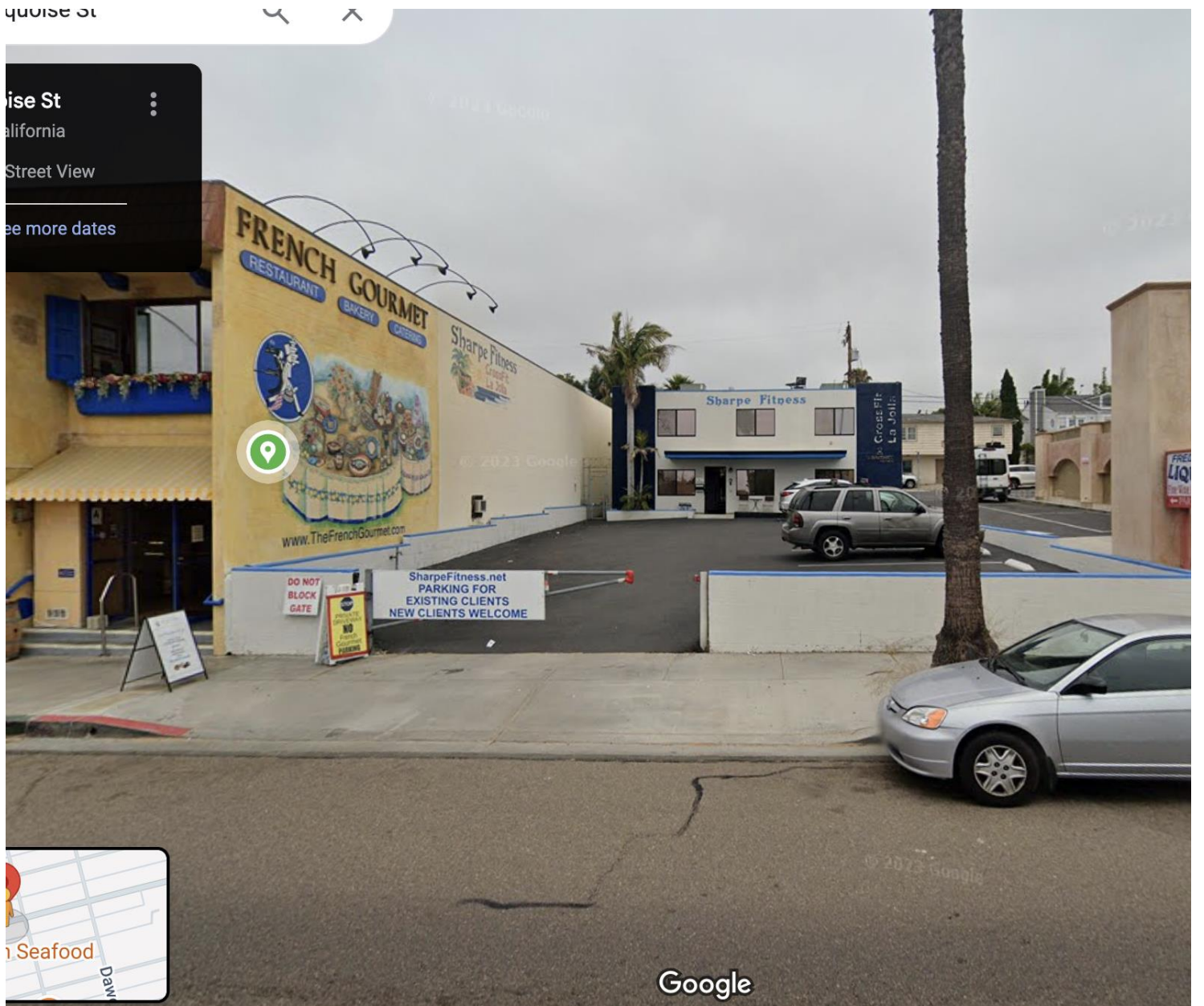


# 970 Turquoise “Vela” Development

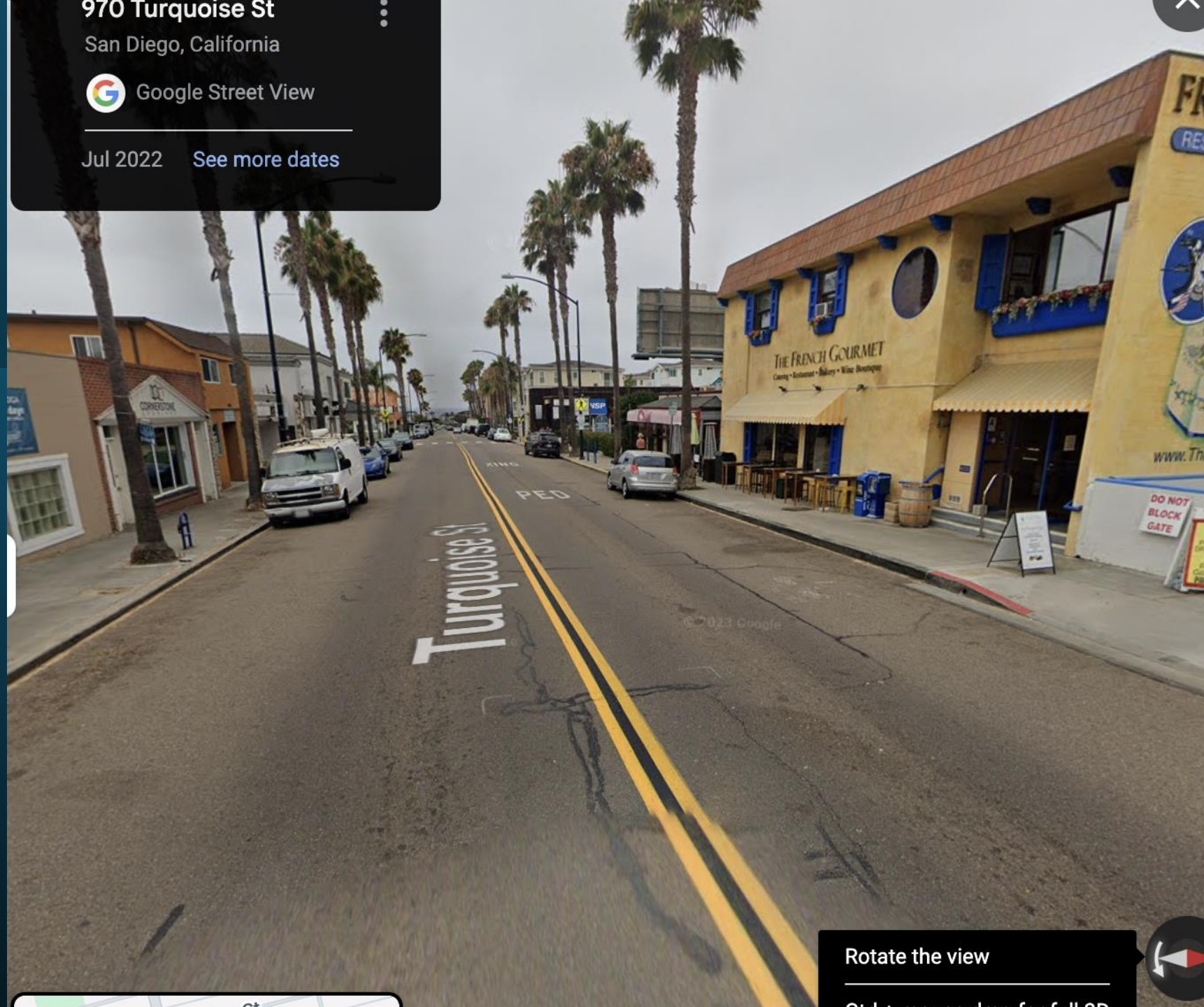
Marcella Bothwell, MD, MBA  
Chair, Pacific Beach Planning Group



# 970 Turquoise What's there now?



What does  
Turquoise st  
look like?



970 Turquoise St

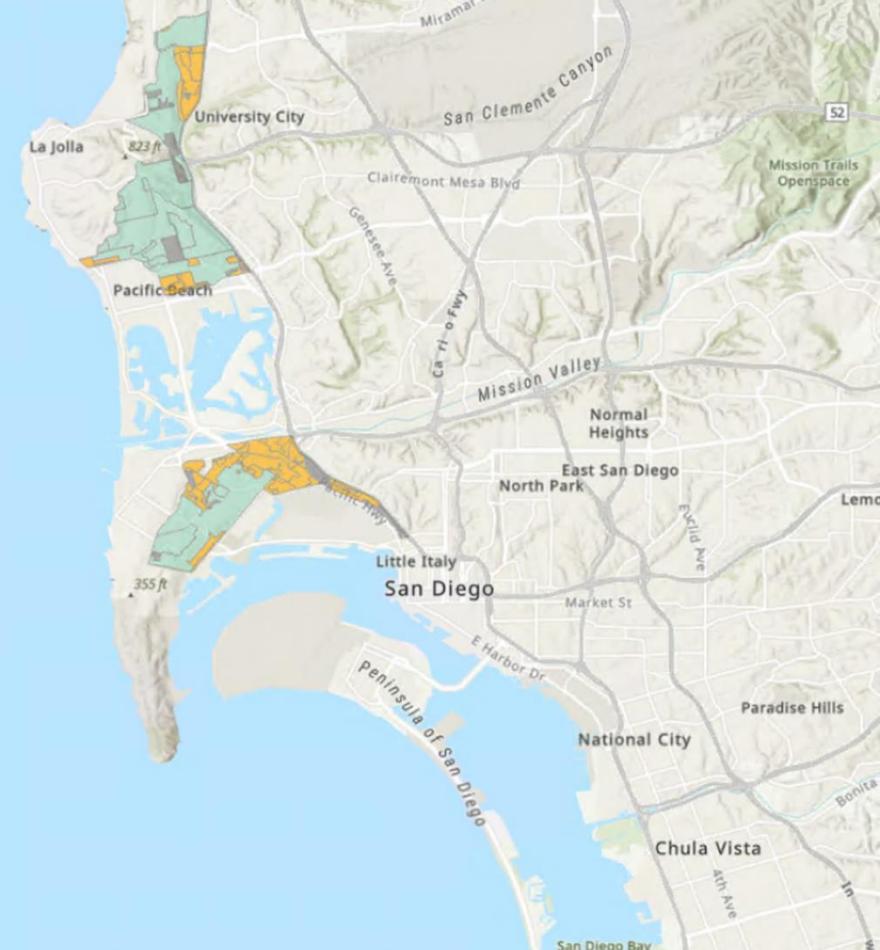
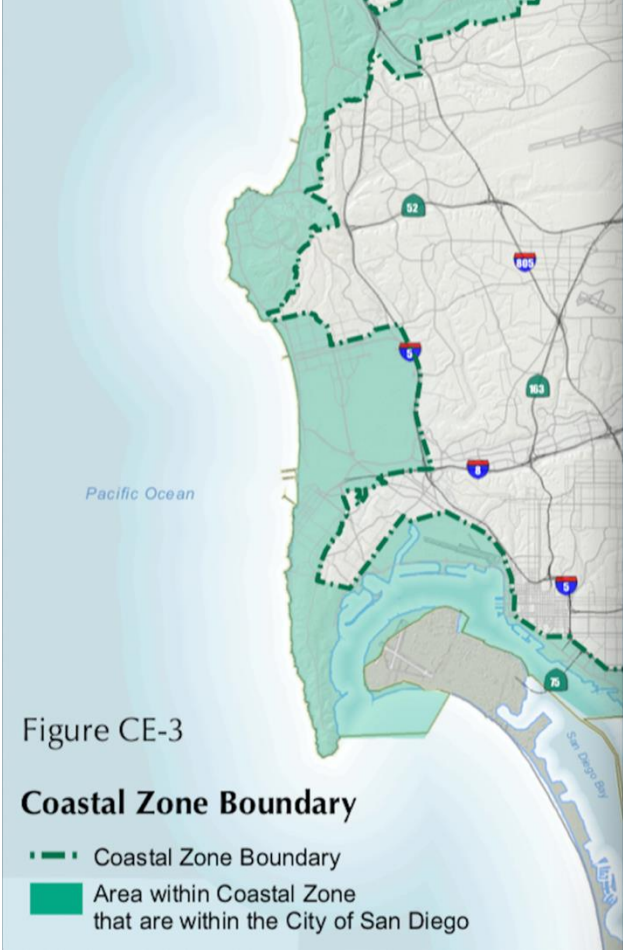
San Diego, California

Google Street View

Jul 2022 See more dates

Rotate the view

CA Coastal  
Zone / Prop  
D (1972) out  
of CA CZ



# Project “Vela” 970 Turquoise

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



# Hotel and Housing

## Visitor Accommodations:

- 139 units
- 9 floors

## Housing

- 74 units
- 64 market rate with penthouse
- 10 units
  - **5 very low income**
  - 5 moderate income
  - **Effectively 5% affordable housing**





# Kalonymus, LLC

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## About

Kalonymus, LLC is a boutique real estate investment and development firm specializing in multifamily, mixed-use, and opportunistic investments in other asset classes. The Company brings institutional quality analysis and strategy to execute in high barrier-to-entry markets in the United States. Kalonymus is active in the following markets: San Francisco, Los Angeles, San Diego, Central Coast California, and Miami.

Show all details →





# Waivers used

- 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)<br>MC143.0720(15)** | 7     |   | 70               | *13            |
| 10%: 3 BR units + den**                        | 4     |   | 74               | 4              |
|  | 74    |   |                  | 10             |
|  |       |   |                  | 17             |
| Visitor Accommodation Hotel                    | 139   | Include studio, 1 and 2 BR accommodations |                  |                |
| Housing Units                                  | 74    |   |                  |                |
| Total Units                                    | 213   |   |                  |                |
| <b>Actual Affordable Housing %</b>             | 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>

| <b>Parking</b>       | <b>Number</b> |
|----------------------|---------------|
| Underground Stories  | 2             |
| Above ground Stories | 5             |
| Total parking Spaces | 292           |

# Ministerial permit

- **How is this a ministerial 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#](https://digitaldemocracy.calmatters.org/bills/ca_202320240ab1287#)
- Other relevant legislation: Housing Accountability Act
- [https://digitaldemocracy.calmatters.org/bills/ca\\_202320240ab1893](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.

# Infrastructure Concerns

- 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  
**CONCERNED** about 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

# Steps Forward

- Waiting on Technical Guidance
  - Legal verses Illegal

# Illegal

- Relief but not done!
- More challenges will come



# Legal



Legal Challenge



Political solution



PB Planning Group to form  
strategic committee/entity

# 970 Turquoise “Pencil Highrise”

Thank you for  
listening

Thoughts on  
Steps  
Forward...



# 970 Turquoise, LLC

970 Turquoise, LLC  
(202354319303)



|  |  |
|--|--|
| <i>Mailing Address</i>   | 13323 W. WASHINGTON<br>BLVD<br>SUITE 300<br>LOS ANGELES, CA 90066  |
| <i>Statement of Info<br/>Due Date</i>  | 01/31/2025   |
| <i>Agent</i>   | 1505 Corporation<br>CORPORATION SERVICE<br>COMPANY WHICH WILL DO<br>BUSINESS IN CALIFORNIA AS<br>CSC - LAWYERS<br>INCORPORATING SERVICE  |
| <i>CA Registered<br/>Corporate (1505)<br/>Agent Authorized<br/>Employee(s)</i> | BECKY DEGEORGE<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>KOY SAECHAO<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>NICOLE STAUSS<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>REBECCA VANG<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>ALEX JENKINS<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>WENDY HARRIS<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>MELISSA DEKOVEN<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>KACI RANSOM<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>ANNETTE KUHLMAN<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>JEROME SUAREZ<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>SAMANTHA WILTZ<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>PARID KURBINI<br>2710 GATEWAY OAKS DRIVE,<br>SACRAMENTO, CA<br><br>CRYSTAL COLLINS<br>2710 GATEWAY OAKS DRIVE<br>SUITE 150N, SACRAMENTO,<br>CA<br><br>MADDIE BRIGHT<br>2710 GATEWAY OAKS DRIVE<br>SUITE 150N, SACRAMENTO,<br>CA<br><br>COURTNEY SHELTON<br>2710 GATEWAY OAKS DRIVE<br>SUITE 150N, SACRAMENTO,<br>CA<br><br>BRITTANY TITLOW<br>2710 GATEWAY OAKS DRIVE<br>SUITE 150N, SACRAMENTO,<br>CA |