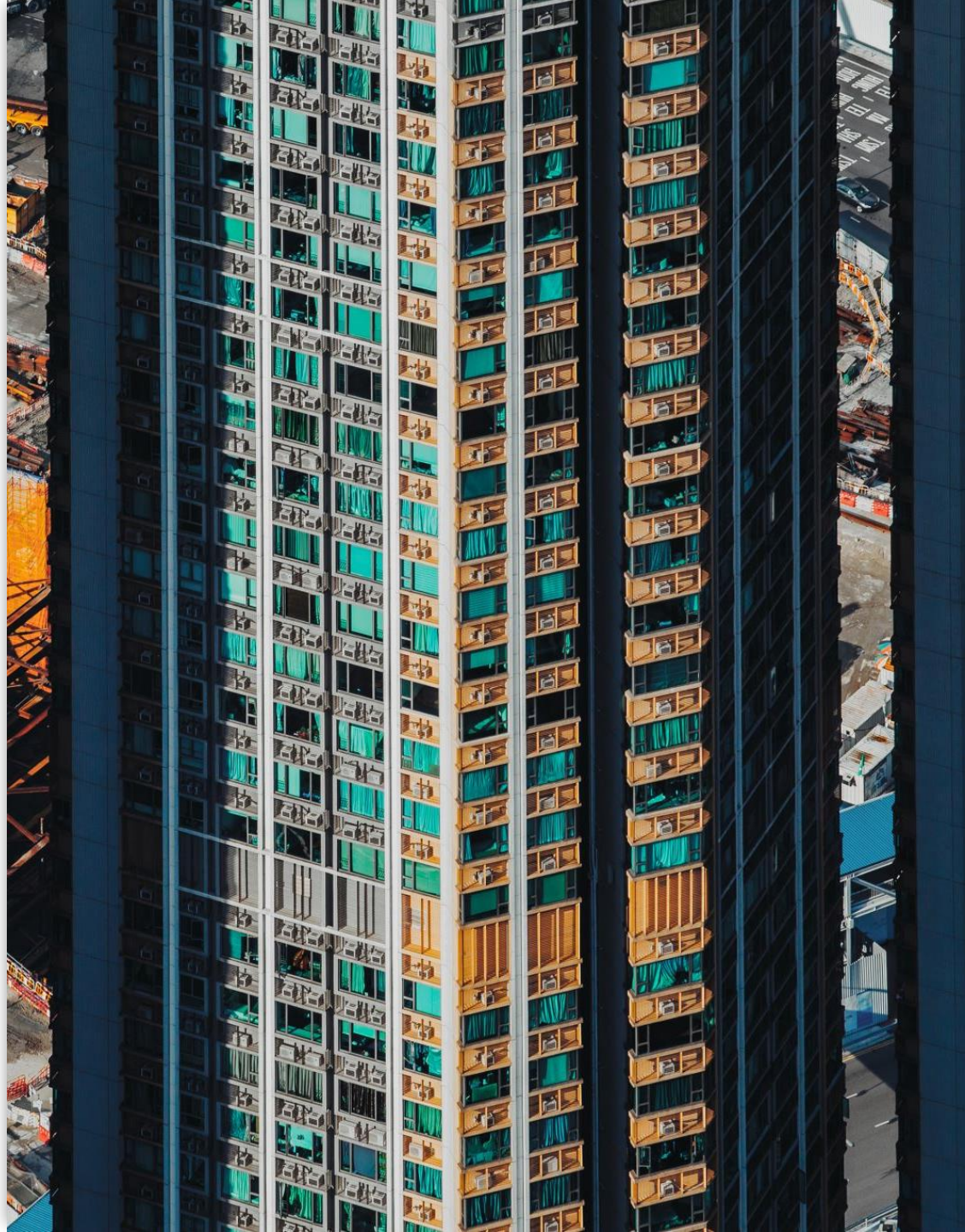
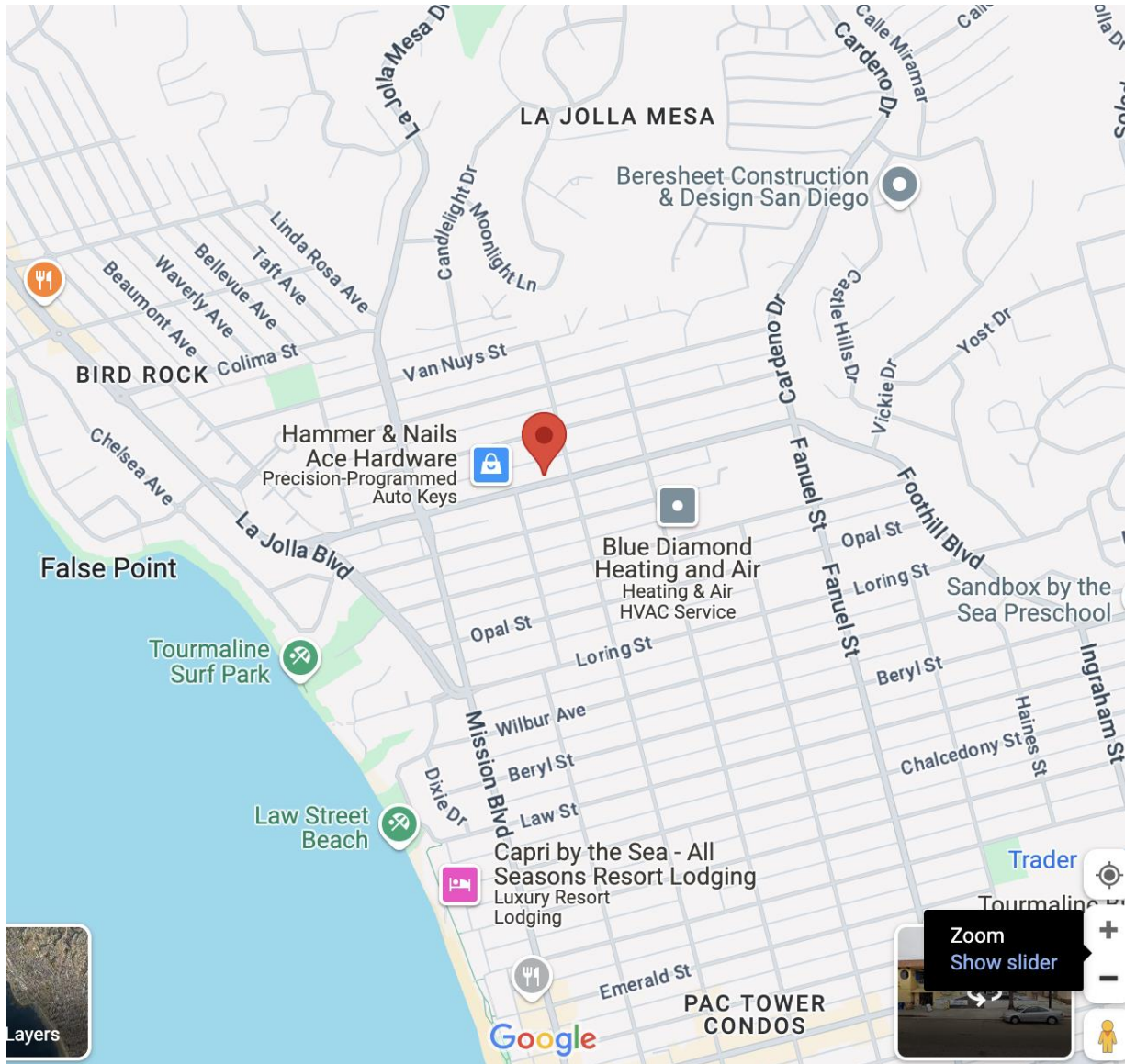


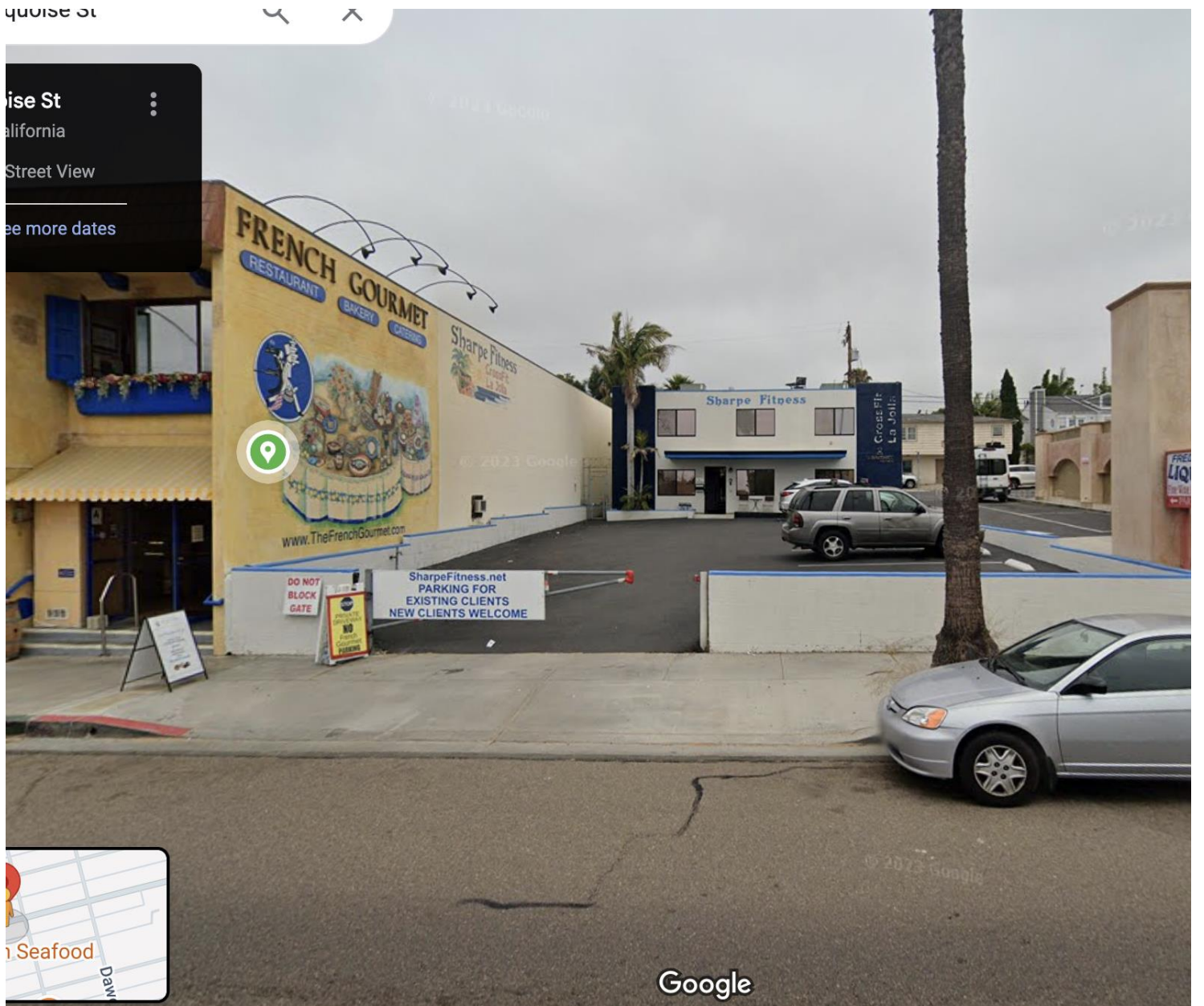


970 Turquoise “Vela” Development

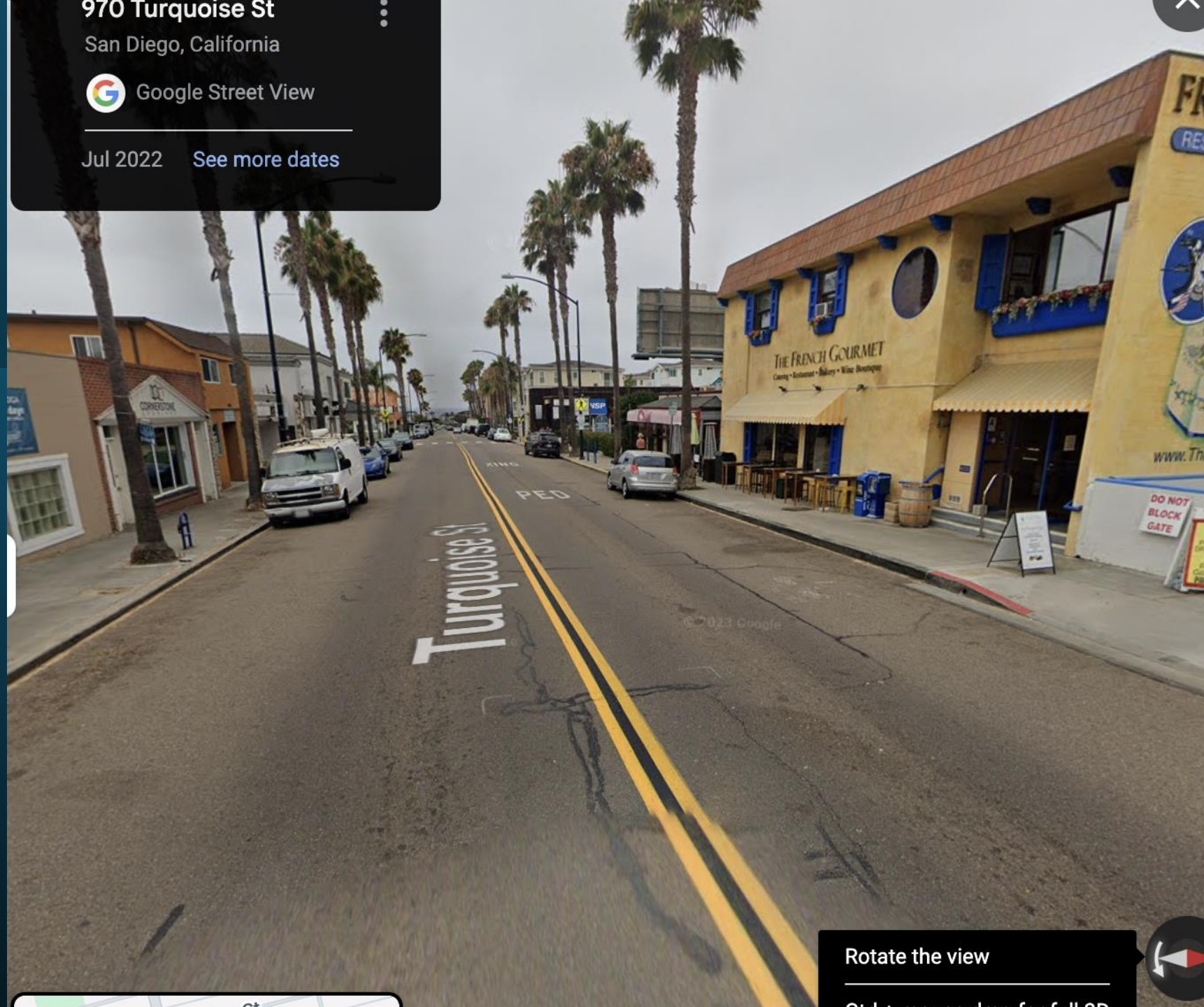
Marcella Bothwell, MD, MBA
Chair, Pacific Beach Planning Group



970 Turquoise What's there now?



What does
Turquoise st
look like?



970 Turquoise St

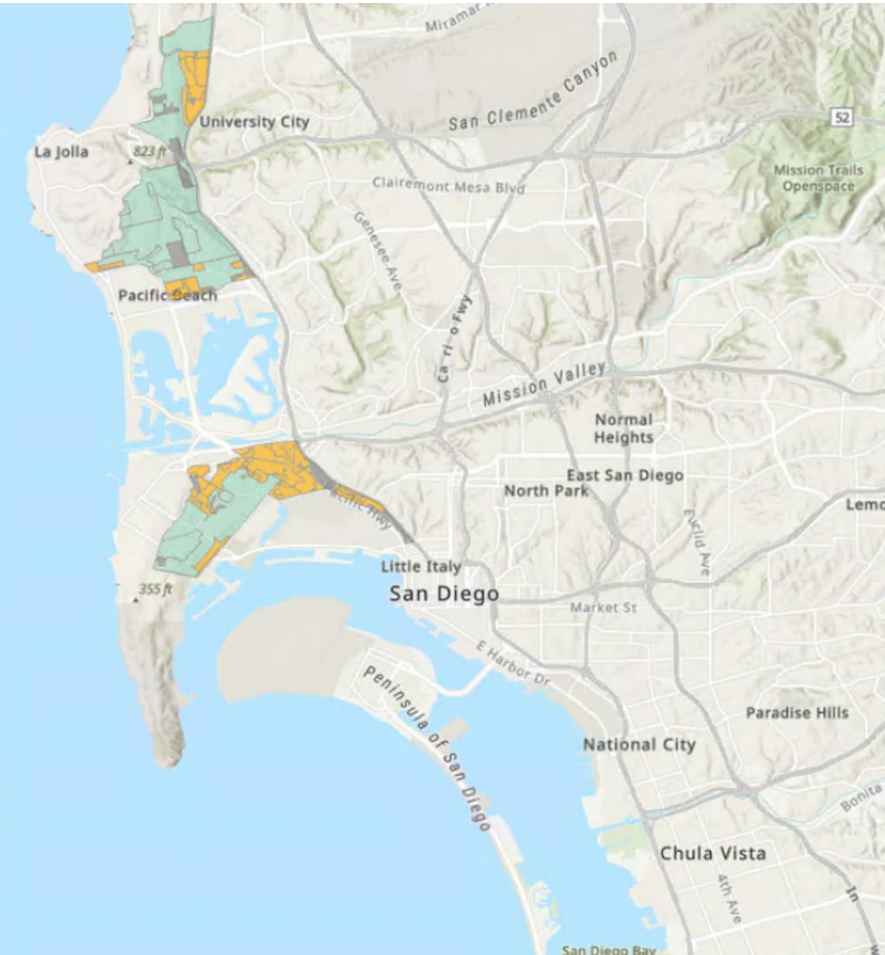
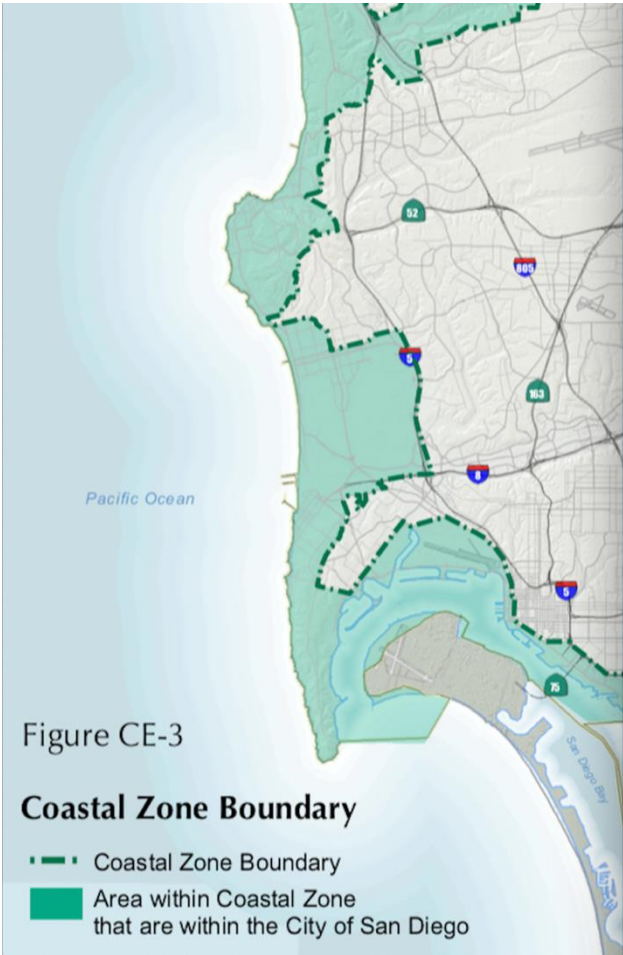
San Diego, California

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**





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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.

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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	Revised per our team	Affordable Units	3 Bedroom (BR)
Base Density	31	20		
15% Very Low Income (50% bonus density)	16	10	5	
15% Moderate Income (50% moderate income)	16	2	5	
3 BR Units (SD MC 143.0720L15)	7	6		*13
3 BR units + den extra 10%	4			4
	74	38	10	17
Visitor Accommodations	139			
Housing Units	74			
Total Units	213			
Actual Affordable Housing %	5%			

Parking	Stories	Number
Underground	2	
Above Ground	5	
Total Number of 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#
- 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.

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
- Seismic fault area
 - <https://www.sandiego.gov/sites/default/files/legacy/planning/genplan/pdf/generalplan/seismicsafetylement.pdf>

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 from CA Housing and Community Development Agency
 - 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

More Next Steps...

- Immediate letter to Council, State Legislators, etc
 - Initial funding for legal advice
 - San Diegans for Responsible Planning
- Neighbors for A Better California
 - Building a 501C4 for further donations since this will be a long-term problem and state-wide
 - Building Website
 - Building our SM
 - Building Political Strategy

Neighbors For A Better CA

NeighborsforabetterCalifornia.org

@NeighborsCA

970 Turquoise “Pencil Highrise”

Thank you for
listening

Thoughts on
Steps
Forward...

For more information now

- www.pbplanning.org

970 Turquoise, LLC

970 Turquoise, LLC
(202354319303) ✕

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