

**Karl Rand**

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**From:** Karl Rand <karlrاند22@gmail.com>  
**Sent:** Sunday, February 16, 2020 5:51 PM  
**To:** Karl Rand  
**Subject:** Fwd: [PBPG Board] DRAFT PBPG Minutes of January 8, 2020

JAN 8, 2020  
PBPG MINUTES

----- Forwarded message -----

**From:** Carolyn Chase <carolyn@icontactweb.com>  
**Date:** Fri, Jan 10, 2020 at 8:35 AM  
**Subject:** [PBPG Board] DRAFT PBPG Minutes of January 8, 2020  
**To:** <board@pbplanning.org>

The Pacific Beach Planning Group  
met at their regular monthly meeting  
now on the 2nd Wednesday  
January 8, 2020

at the  
PB Library, 4275 Cass St, San Diego CA 92109

- Eve Anderson 1
- Marcella Bothwell 2
- Joe Bettles 3
- Carolyn Chase 4
- Jon Cole 5
- Scott Chipman 6
- Brain Delon 7
- Paula Gandolfo 8
- Junior Leoso 9
- Jim Morrison 10
- Steve Pruett 11
- Karl Rand 12
- Bill Zent 13

Absent Board members: Ed Gallagher, Jason Legros  
All others attending  
Paula Gandolfo left at 8pm

ITEM 1: Call to order at 6:36pm

ITEM 2: Non-Agenda Public Comment  
Don Gross showed a photo of stairs next to an cement incline west side of Mission Bay Dr bridge over lower Rose Creek = a dangerous situation  
and spoke about Figueroa next to the golf course and when it rains it floods and it happened six times this year. There's a ditch at the golf course that they have refused to clean up. Please write to the Mayor and ask for these situations to be

cleaned up.

Bill Zent - spoke about an issue about retail. PB has almost 20 empty retail spaces. We should entertain rezoning for residences. Some have been empty for two years or we need to do something else about this.

ITEM 3: Current Agenda - Modifications & Approval

- Assembly member Gloria staff M Valk won't be attending tonight - going to attend every other meeting

- Since Jason won't be there Item 10 will be presented by the Chair

MOTION TO APPROVE Agenda with changes SC/EA All in Favor, Chair not voting MOTION PASSES

ITEM 4: Minutes of December 11, 2019

MOTION to APPROVE EA/SP All in Favor with SC abstaining due to being absent, Chair not voting MOTION PASSES

ITEM 5: Chair's Report by Karl Rand

Happy Birthday to Eve Anderson tonight!

6:48pm

ITEM 6: Political Representatives

City Council member Campbell rep: Monica Eslamian

Foothill Blvd at Loring roundabout is happening; PB Holiday Parade was fun; Council passed a ban on motorized vehicles on the Boardwalk but call President Gomez to ask her to docket the second reading sooner rather than later; 5 parking spaces at the Lifeguard 21 (end of Grand) are being designed; Please nominate people to be acknowledged at State of the District event at Liberty Station on Jan 30th at 5:30pm;

Still looking for Board & Commissions nominations. Sign-up for Council newsletter online.

6:54pm

ITEM 7: Development Project Review (CRMS Subcommittee) Action Items

presented by Marcella Bothwell Subcommittee Chair

a. #622028: 5076 Bayard St & 919 Tourmaline St

RS 1-7 Zone Mr. Bateman presented

Creation of two lots using small lot subdivision Process 3. Two existing single family residences.

SubCommittee recommended approval. Owner's intention is for his daughters to occupy.

MOTION to Approve JM/BD All in Favor, 12-0-0 Chair not voting MOTION PASSES

b. #644803: 1024 Felspar St

RM-2-5 Zone Presented by Ted Larson, Stel Builders, Inc. and Jon Ramirez-Terrero

Coastal Development Permit to construct a second, 2-story, 2289 sq ft single family residence with an attached garage fronting on the alley. Will have a mechanical list to allow for 4 parking spaces (the requirement is for 3 spaces).

SubCommittee recommended approval

MOTION to Approve JM/BD 11-1-0 Chair not voting PG voted no MOTION PASSES

12 members of the public in attendance besides the Board

7:06pm

c. #635117: 3535 Promontory St

RS-1-7 Zone presenter: Mr. Prokopenko

Coastal Development Permit to remodel existing dwelling unit to convert existing garage into living space, construct a new garage, and add second story for a resulting total of 3697 sq ft and plus the construction of a new companion unit of 1151 sq ft with the entrance on Ingraham.

No recommendation by the Subcommittee

MB presented questions by the Subcommittee:

1. There is only one address for the entire project

2. setbacks are 15' from Ingraham, 5' on each side
3. FAR is OK

Keeps existing pool. It's 10,000 sq ft and is the biggest lot in the neighborhood.  
A freestanding ADU Accessory Dwelling Unit can go up to 1200 sq ft

Speaker 1: Powerpoint presentation showing ADU examples that are smaller than what is being proposed and other small houses with driveways and as much as 18 feet in between houses. Objecting to the project as a "monstrosity" and not consistent with the character of their neighborhood. This will forever will be a high-price rental without parking due to proximity to the bus stop. We don't want an apartment complex in Crown Point's R-1 neighborhood.

Speaker: 2 Joyce Lilyea

with time ceded to her by two others for a total of six minutes.

In opposition to the project. Bought their home in Crown Point due to quality of neighborhood with a beloved sense of community. Their sole intent is to maximize development on the lot and build two houses on the property without doing a lot split because it isn't required. Renters since the past owner died have caused many problems and there has been no maintenance. We had to repair a broken fence to protect us from a guard. It will require mature trees and greenery to be cut down. It doesn't match the character of the smaller single family homes in the neighborhood. The reason the lot is bigger is because it was deemed unsuitable for two units. Community character isn't being considered at all. It could be filled with multiple, unrelated adults and sounds like an apartment or a hotel. They are creating an artificial lot and will forever be a rental open to short term rentals.

Speaker 3: Don Gross

What does ADU actually mean? It used to be called a 'granny flat'. I live a few blocks away and it is the talk of the neighborhood. This is supposed to be one house only. There is no such thing as the address provided on Promontory - it does not exist. When you have a driveway backing out on to a busy street, it's a problem.

End of public comment

Q - as of right now, there is no parking being provided?

A - it's not required. We're talking to the City about this

Will it be a rental?

A - Doesn't have to be.

Q - Has it been a rental?

A - yes but until last week, I'd never heard there have been complaints until last week. The design of the house fits with the neighborhood. No tenants have been there for the last year and I didn't know about any complaints.

Q - how far along is this?

A - we're trying to figure out some parking but we're ready to pull the permits

There will be a new landscape plan.

Board Comments - it's wrong to design these without parking; without a driveway; 3 bedrooms

The public should realize that the State and the City allowed any lot to add an ADU and this is what you get. If they redesigned it more in character, would it have been OK?(opposition answers yes but as is, it's really an apartment building). I can't fathom why it's not in character with the neighborhood, they are wedging in a mini-skyscraper. It should somehow be in character with the community. I wouldn't like to live next door to it? Listen to the neighbors and redesign the ADU and have parking. I'm pro expanding housing so this is tough for me since I think ADUs are one of the best ways to add housing. Even if the project meets all the technical requirements, we can vote against it if we think it doesn't fit the community character. This is an unusual lot where the back of the lot is Ingraham and front is Promontory

with a pool in the middle taking up a lot of space - so they are going up to get more space. The ADU has no door to the pool area. (The City does not require it - it's not a Companion Unit it's an ADU and they are different things.) Street does allow overnight parking. Our role is to help implement the PB Community Plan and that includes Single Family Design and be advocates for community character. It meets the regulations; you can't just say it needs to be a single story. Think of a clever way to use the space, but all I see is maximizing the build. Please compromise.

MOTION to deny: SC/SP 10-1-1 with CC voting no and MB abstaining because it meets the regulations and they have not worked with the community. Chair not voting MOTION PASSES

It's not about the trees, the two story or the shape. The code is horrible and may allow this with no parking, so you're going to have to go to the City and complain.

Recommend that it have some parking; prior maintenance history is a problem; design is too unlike the neighborhood character; out-of-scale;

7:51pm - 7 members of the public still here

ITEM 8: Streets & Sidewalks Committee - Eve Anderson, Chair

- Status of Safety improvements at Foothill at Vickie Dr - roundabout design expected in 2021 and that's not acceptable; they will put in a ped-activated flashing beacon within six months

- Support push for increased budget funding for sidewalk repairs citywide / Don Gross reported there are no sidewalks on La Playa and pestered the City and they have finally put them in. Another area on Shasta has also been put in. Public Comment Don Gross: Repairs to sidewalks are the responsibility of the property owners, but adding sidewalks that are required are the City's responsibility. Showed photos of locations on La Playa. Thanks to Don!

EA It also costs \$2,000 for a permit for an owners to repair sidewalks and so they don't proceed with it and it should be lowered.

Paula Gandolfo left at 8pm

4 members of the public still in attendance

8:06pm

- Traffic light timing problems at new signal at the I-5 north exit on Balboa west of East Mission

There's 28 seconds to go off freeway and 14 seconds going east on Balboa and traffic is backing up even worse than usual in the intersection that was already blocked frequently before this signal went in. Priority must be provided to Balboa going east. They took a bad intersection and made it worse. D2 staff: the city must do a study first to change. Q - Then what study allowed them to put it in this way? D2 staff - I'll find out. D2 staff will look into it.

Karl Rand - re roundabouts on Foothill - why did the one on Loring get approved but the other we were interested in not get approved? There was evidently some neighborhood opposition to the others at that time. The City said: do a petition to overcome it and it's being circulated in the neighborhood.

8:16pm

ITEM 9: Mission Blvd Public Spaces & Active Transportation Plan (Action Item)

Letter distributed in advance; approved the substance at the last meeting.

MOTION to approve MB/SP All in favor, Chair not voting MOTION PASSES

Thanks to Ed Gallagher who did a terrific job with Chris Olson

8:17pm

ITEM 10: Community Planning Group Reform Proposals (Information Item) - Chair Rand

Report on City Attorney's 12-page Report to City Council Land Use & Housing Committee dated December 3, 2019

analyzing Council Policy 600-24 and potential impacts on Community Plan Group reform

There was a Grand Jury Report and a Task Force and it was heard by the Land Use Committee and then the City Attorney issued a memo. There are 42 Planning Groups that are private organizations that may be recognized by the City as the official voice for the community for land use matters. It's a unique status and the City's ability to dictate what we do is limited and that recognition must be consistent with the City Charter. The City didn't create the groups so there is some ambiguity as to how the group fit within the Charter. If they dictate too much, then the groups are no longer independent. This was triggered by some of the proposals to change the way the groups operate. City Attorney is questioning the authority to potentially make some of the changes. What are the options? Amend 600-24 to make it clear the groups are independent or Repeal it and create new Advisory bodies by ordinance creating other requirements. Or Amend the Charter to make them expressly created by the City. Result of this is to put a stop to moving the changes forward as they were being proposed. It's now up to the Land Use Committee to decide how to respond. The Chair will email the City Attorney's Report to the Board.

8:30pm

ITEM 11: PBPG Board Member Communications - (Information Item) - Chair Rand

RE: Policy on board member communications with other board members, the news media, the public and on social media

We haven't had a lot of problems with people speaking to the media or the public individually, but we did have a complaint against the past Chair related to a social media posting on NextDoor by Bill Zent and even though we didn't take any official action, next month we'll likely review the complaint as an Information Item in order to try and get more closure.

ITEM 12: Other SubCommittees & Announcements

Communications/Tech - Jason Legros - ABSENT

Airport Advisory - Jim Morrison - No Report

Treasurer - Jason Legros ABSENT

Special Events - Ed Gallagher ABSENT and announcement from Ed by Junior Leoso

Re: the PB Holiday Parade and the Santa Run. There was zero parking, vehicle traffic with Garnet closed was a problem.

The events should continue but if Garnet were closed on a more regular basis there would be a lot to think about.

Maybe next year the Santa Run should consider subsidizing some shuttle busses from some of the lots in De Anza Cover.

Should encourage carpooling and being more eco-friendly and Ed will bring these ideas up to organizers.

Short Term Vacation Rentals Working Group - Karl Rand

I want to see through the work I've been doing on this for years. Somehow both sides think I'm against them. I believe we need good regulations and compromise and in the interest of full disclosure that I'm building a duplex in Mission Beach after 25 months of construction and due to family complications we may end up renting it out as a vacation rental.

Pacific Beach Community Parking District - Jim Morrison - No Report

ITEM 13: Meeting Adjourned at 8:41pm

Upcoming Meetings:

Streets & Sidewalks: Weds, January 22 at 5:30pm

Development Review: Thurs Feb 6 at 6:30pm

Monthly Board: Weds Feb 12 at 6:30pm (2nd Weds)

All meetings to be held at the PB Library Community Room located at 4275 Cass St, San Diego CA 92109

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Board mailing list

[Board@pbplanning.org](mailto:Board@pbplanning.org)

[http://pbplanning.org/mailman/listinfo/board\\_pbplanning.org](http://pbplanning.org/mailman/listinfo/board_pbplanning.org)