

**Karl Rand**

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**From:** Karl Rand <karlrاند22@gmail.com>  
**Sent:** Monday, May 18, 2020 1:43 PM  
**To:** Karl Rand  
**Subject:** Fwd: [PBPG Board] PBPG Draft Minutes of May 13, 2020

MINUTES OF  
MAY 13, 2020  
PBPG MEETING

----- Forwarded message -----  
**From:** Carolyn Chase <carolyn@icontactweb.com>  
**Date:** Mon, May 18, 2020 at 1:12 PM  
**Subject:** [PBPG Board] PBPG Draft Minutes of May 13, 2020  
**To:** PBPG <[board@pbplanning.org](mailto:board@pbplanning.org)>

The Pacific Beach Planning Group Board  
met via Zoom  
on Wednesday, May 13, 2020

Attending via Zoom:

Board members:  
Ed Gallagher  
Karl Rand, Chair  
Steve Pruet  
Carolyn Chase, Secretary (appointed for second term at this meeting)  
Jason Legros, Vice Chair (appointed for additional term at this meeting)  
Marcella Bothwell  
Eve Anderson  
Brian Delon  
Jim Morrison  
Joe Bettles  
Junior Leoso, Pacific Beach Training  
Paula Gondolfo 6:40pm (est)  
Brian White (appointed for first term at this meeting)  
Jessie Beckman (appointed for first term residential at this meeting)  
Grant LeBeau (appointed for first term commercial at this meeting)  
Jonathan Cole (7:50pm est)

ABSENT: Scott Chipman

Guests:  
Greg Goertzen  
Judith Wesling  
"VertoStudio3D"  
Tim Golba  
Mary Lou Benzel  
Bob K - US Hawks  
Barbara Lam

Ernie C - La Jolla pilot resident  
Heidi Leon - City of San Diego  
Michele Knapp  
Terry Nix  
Tom Coat  
"dave"  
Barbara Bailey  
Ronak Rekani  
Adrienne Gallo  
Bill Metz - departs 7:28pm  
Karin Zirk  
Dave Schwab Beach & Bay Press (6:50pm est)  
Jordan Beane (6:55est) Council Member Campbell's office  
Ron Walker (6:55est)  
"Brian & Shari" (6:55est)  
Dan Nutter - City  
Regnia Sinsky (7:20pm est)  
Mike Ferrell - joined call at 7:44pm  
Miller Saltzman, Senator Toni Atkins (7:49pm )  
Rick Burroughs (7:49pm)  
Brian Curry (8:12pm est)  
Kathy Archibald (8:25pm est)

ITEM 1: Call to Order at 6:34pm

27 attending online at 6:35pm

ITEM 2: Agenda

MOTION to Approve Agenda All in Favor

ITEM 3: Minutes of April 8, 2020

MOTION to Approve EA/MB All in Favor MOTION PASSES

ITEM 4; Chair's Report by Karl Rand

Today we are seating new members

We will be approached for input on new murals

Karin Zirk mentioned that there's a ballot measure to exempt Midway from 30 Ft Coastal Limit

Short Term Rentals - on pause now, but working group wants to ready when things start up again

ITEM 5: Elections Subcommittee - Steve Pruett

Many Planning Groups were in the midst of their election process. The City issued a policy stating that should any Planning Group have fewer candidates than seats open, they could then seat those candidates. Election Committee met virtually on April 27th and reviewed applications but some had not completed their meeting requirement. We can seat three candidates: Carolyn Chase, Jason Legros and Brian White < SP read their short bios available upon request>

MOTION SP/BD to Seat Chase, Legros and White - All in Favor without objection Chair not voting

We did identify additional candidates who have now attended the required meetings and are recommended:

1. Residential Seat: Jessie Beckman - environmental analyst, renter, interested in development subcommittee

MOTION SP/JM to appoint Jessie Beckman to the Board All in Favor MOTION PASSES

2. Commercial Seat: Grant LeBeau - born in PB, Junior Guard, attended PB Elementary, LJ High, as was lifeguard and now has Energy Bar biz on Turquoise St; interested in ped safety and other issues.

MOTION SP/CC to appoint Grant LeBeau to the Board All in Favor MOTION PASSES

Still currently have: 2 open seats on the Residential and 2 open seats on Commercial and candidates can apply to be appointed during the term

Thanks to Steve for all the extra work this year!

ITEM 6: Development Project Review - Marcella Bothwell

6a. #626198: 3515 Bayonne Dr San Diego 92109

Process 2 request for retroactive permitting of an unpermitted recent garage conversion into a companion unit behind an existing single family dwelling. Code Compliance Case #234346.

Residential (RS-1-7) Zone. Includes a code compliance case and will now be an ADU (Accessory Dwelling/Companion Unit) and they are cleared to move forward and be in compliance. Will be fixing driveway and been in process for about two years and looking to finalize it.

Development Subcommittee recommended approval 3-0 at the May 7 meeting

Q Would it meet the current specifications for an ADU?

A Yes

Q Is there any further construction happening or is this just a plan approval?

A This is to adopt the 'as-built' plans officially

Q Isn't there some construction happening inside?

A Minor - permits are handling that

Q Was there a site inspection?

A The site inspection happens after the permit is issued. Code Inspection did send someone when the violation was reported (conversion of garage to habitable unit).

MOTION JM/SP to Approve 12 yes 2 No: PG, JL Chair not voting MOTION PASSES

7:11pm

b. #647595: 4072 Sequoia Street

Presenter: Greg Goertzen

Description: Process 2 Coastal Development Permit to demolish an existing 1,112-square-foot single family residence and construct two new 1,874-square-foot single family residences with 3 bedrooms /each 1874 sq ft. Each residence to have a 399-square-foot detached carport in the rear. Residential (RM-1-1) Zone.

Two, 25' x 100' lots, Existing driveway being removed creating additional street parking.

Development Subcommittee recommended approval 3-0 on May 7.

Q Is there any affordable housing on site?

A Not on site we are paying fees into the affordable housing fund (in lieu fees)

MOTION: JB/EG MOTION to Approve 13 yes, 1 No (PG) Chair not voting MOTION PASSES

7:18pm

c. #652794: 1132 Diamond Street - Schneider Family ADU

Presenter: Bill Metz

Description: Coastal Development Permit to construct a 1,418\* square foot two-story detached companion unit an includes detached garage and carport. 1198 sq feet is the living space. Includes demolition of an existing 661 square foot detached garage. Residential (RS-1-7) Zone

Family has owned for a Long Time and owns rental properties on either side of the 50 ft lot with the original farm house. Will have four, off-street parking spaces total on the lot. Placing the ADU on the back of lot on the alley.

Development Subcommittee recommended approval 3-0 at the May 7 meeting.

Q - how will the streetscape change

A - there will no changes perceptible from the street, only from the alley

MOTION SP/JM to Approve All in Favor 14-0, Chair not Voting MOTION PASSES

7:28pm 36 currently online

d. #653315: 891 Turquoise Street (in between Mission & Bayard with access off Turquoise)

Presenter: Tim Golba

Description: Costal Development Permit for demolition of a carwash facility and construction of a 20-unit, 3-story Apartment complex totaling

17,601 square feet. The site is located within the Transit Priority Area. The project includes a density bonus with 15 percent of affordable units

(2 units) in accordance with the Affordable/In-Fill Housing & Sustainable Buildings program. Zone: Commercial (CC-4-2) Zone. Development

22 parking spaces; elevator; Units are 2 bedroom/2 bath with an 816 sq ft average; required to add 4 palm trees along the frontage and has inner courtyard space with landscaping including more palm trees. Base density is 15 units. Onsite affordable is based on the original density of 13 units. Will probably be moderate level of affordability. Four incentives; mixed use is allowed by right and using incentive to eliminate commercial zoning entirely; 2. rear yard setback of 5 feet that is consistent with that area. City requires either 0 or 10 3. Each unit requires a private as well as a common open space. The front two units don't meet the minimum size required so we use this incentive to allow that. 4. Storage requirement - is 7 feet and our is under 7 ft but we do meet the volume of space required.

Subcommittee recommended approval 3-0 at the May 7 meeting.

Emailed comment from Mike Farrell - I do not believe this project is in the interest of our community at this time. Demolishing a small business/car wash especially during a pandemic is not consistent with the community... the traffic is already bad there and this will only add to it.... I respectfully ask the Committee to recommend against the project.

TG - La Jolla Car Wash was going to close anyway and is only open in the interim due to the Payroll Protection Program... there is already a three-story building nearby so I'm not clear how inconsistent this is. This is what the City is looking for in a walkable area to add more housing and walking to the beach.

Mike Ferrell did join the meeting at 7:44pm

I feel it blocks the character. I know you want to add density but I think Turquoise St is dense enough. 2 Large projects have already been added since I moved here in 2011.

Q /Comment: BD - I live about a block-and-a-half from there and my concern, the ACE hardware is right across the street.... that street is so busy I can barely cross the street...so this is increase congestion. I also have a 2bdrom/2 bath with one parking space and my son is now living with me and he can barely find a parking space. I don't know where people are going to be able to park living there with more than one car for two bedrooms.

JL - Just to confirm this project has complied with all the City requirements. I agree that this is currently terrible so I don't go there anymore. This will bring additional challenges and I wish something could be done to remedy this.

39 people currently online

SP - Any plans for solar power?

A - Yes absolutely. They intend to provide it. Multifamily requirements are going to kick in soon anyway.

PG - Losing the commercial there doesn't seem right....What about doing something - are you mitigating for additional traffic? Traffic circles are going to be added along Foothill....what about additional safety concerns??

A - The Transportation review was the most difficult part of this project. The city was very strict about their requirements to make it as safe as humanly possible... The estimated trips from commercial is way more than what is estimated for residential. So this is a reduction of allowed/estimated daily trips.

PG - When the car wash closes turns back into a community and it's sorry to lose that

MB - If they intend on doing solar, why isn't it on the plans?

A - This is only the discretionary permits. Solar would be done/required on the building permits.

Q - Adrienne Gallo - I live nearby. Could you please describe the situation about the alley?

A - many many years ago the alley that ran east was vacated and doesn't go through

Q Where will the trash pick-up be done?

A - from the front - that's our only choice since we don't have an alley in the back

Mike Farrell - Will there be a dumpster pick-up daily? I have a major concern about that, being in the front instead of the back - a complete noise disaster

A - I would think only twice/week

BD - So they will pick up in all the traffic? That will be real hard to do

A - there will be a red zone where they can pull over to pick up

GL - Please discuss the parking

A - two new stalls to the west and to the east of the entry; 22 parking spaces on site plus the four new public parking spaces. We are complying with the state guidelines to encourage density; the desire to own a car has shifted from where it used to be. It's all based on the State mandates to reduce the parking requirements and the City adopted 1/2 space /unit on this type of project.

Q - EG How many are permanent parking and how many are visitors and what about a loading zone for deliveries etc.?

A - 20 spaces are inside for units with 2 spaces for guest. No loading zone - not required for residential projects

JB - I completely agree and am sympathetic about what's being said and my dad has been going to the car wash since he was a kid. We're also in a housing crisis and without prospects to buy in my neighborhood. I live on the other side of Gelson's and I have a hard time parking and I think we're in a transition period. I think it where things are going and I've had two roommates without cars who want to do that. ... I do think this can work and we may all be working from home too.

PG - Your Transit-Oriented-Development on this road - with bus lines - are you going to have bike racks?

A - Our bike parking is three-times what's required.

EG - I'm sympathetic to the parking concerns yet we need to move away and I'm also sympathetic to the businesses and with more residences that better for the businesses around there.

Mike Farrell - if we have less cars they will be driven to public transit...if you make the traffic so bad then people will have to take it.

CC comment - I just want to point out that he is correct: that is City policy

MOTION SP/JL 13 yes 1No (BD) 1 JC abstain (late to discussion) to Approve Chair not voting MOTION PASSES

8:14pm

Item 7 – 7:40 Roundabout at Foothill and Loring (Informational Item)

Project Engineer Heidi Leon, Project Manager Ronak Rekani and Senior Engineer Daniel Nutter, City of San Diego

Presented existing conditions and proposed plans and schedule

Project plans to slow traffic; currently also difficult for pedestrians to navigate

Raised splitter island with passageways and stamped concrete, ; “truck aprons”, curb extensions. ADA improvements, Continental Crosswalks, Curb/Gutter, Driveways, Cobble permeable surface, Biofiltration unit; Storm drain improvements: 7 new curb inlets; 4 cleanouts; 640 feet of storm drain pipe (showed new alignments); Mean to address historic flooding in this intersection. Construction from Fall 2021 - Fall 2022; Currently in Design Phase. Estimated cost: \$1.8 million

8:21 pm Questions

MB - Is this impacted by the budget cuts or is it OK?

A - currently funded through design and that has always been the plan. The construction funding is pending. Design won't finish until this September and we normally don't get funding before completion of design. Would probably know sometime around then.

Dan Nutter - At the City, we typically don't fully fund a project before design. We wait until it's shovel ready. I've spoken with Transportation & Storm Water management and it's on their radar. They control the funding.

EG - I love this design and am excited about this project and it's so needed. What about the permeable surface? Any green?

A - the cobble will be used within the curb extension and the purpose is to allow for infiltration of storm water with gravel underneath the cobble. Unfortunately no landscaping is in this design?

EG - why not?

A - problem for maintenance, watering, establishment of plants. This is more viable and cost effective and to achieve the water quality goals of the project.

KG - is there going to be an opportunity - what about the process by which the public can have input and get updates?

A - the typical public outreach is through coming to meetings such as this; we do mailings near to the project (within 500 feet) and we typically only come once to a planning group since we have limited resources. We're just passing the 50% design phase and we want to hear your input now when we can still make adjustments.

PG - Where is the drainage system delivering the water to? It's really a huge problem there and most of us want this roundabout and seeing some traffic calming and pedestrian improvements and I'd like to see ped-activated signals as part with a button to push and light to come on.

Dan Nutter - we cannot install lights at roundabouts but it's against the requirements of roundabout design. I can reach out to Transportation & Storm Water to see if they would be willing to deviate, but it can't be don't according to the design requirements.

PG - Stressed the importance and number of pedestrians and children using the area.

JM - How long with the street be incapacitated

A - will do the best to ensure we're not closing down the intersection and do not have to be rerouted for long periods of time. We may have brief shutdowns but nothing more.

Q - How to communicate?

A - Point of contact is Ronak Rekani

Judith Wesling - the design on Bird Rock are very tight but this design is taking this large intersection and turning it into an oval - I live where we get the worst of the traffic from Loring and Foothill - and this doesn't look like this will slow traffic down. Won't people cut over to Loring and end up going faster (4900 block of Foothill will be most impacting where I live). Is there any other location where there's an oval and not a circle that proves it will slow traffic?

A - In Bird Rock, there is really traffic circles which are smaller and this is considered a roundabout since it so much bigger. The approaches to the roundabout narrow and require cars to slow down to 23mph to navigate. The reason it's oval is due to the geometry of the intersection. We think it will not create a preference in one direction or another. You can see one at Streamview Drive and Lynn St (near the 94)

Judith Wesling - it's currently very difficult to get out of our driveways! If this really slows traffic maybe it will help.

34 people online

8:43pm MOTION JL/MP to extend the meeting by 20 minutes All in Favor MOTION PASSED

29 people online

#### Item 8 – Streets & Sidewalks Subcommittee Update (Informational Item)

Eve Anderson is retiring as Chair and summed up for us:

- Spoke with Sr Traffic Engineer Gary Pence, work orders are in for an electronic speed sign on Soledad Road, just before Kate Sessions Park.
- Funding in '21 budget for ped-activated beacons at Cass & Hornblend and Garnet and Kendall (CVS/Fish Shop)
- Crown Point roundabouts are funding in design;
- City going ahead with lifeguard parking;
- An all-way stop sign going in at Fanuel and Reed once a letter goes in from Council rep Campbell.
- Led by S&S, a team of PB Town Council and PB Planning Group members assessed almost 200 potential scooter corrals for the city, which eventually placed 108 in PB, which I think has helped.
- The pandemic has "solved" a lot of streets and sidewalks issues - not the way we wanted to handle it and the problems are going to return.
- Soledad Mtn Rd - trying to get a crossing - hope you'll keep trying
- Rose Creek as parkland - we support that!
- Thanks to all who have worked on things especially Karin Zirk (Friends of Rose Creek) and Don Gross (push for sidewalks), Don Coat (Foothill activation), Brian White, Joe Bettles (leading charge for lifeguard parking). Thanks to Gary Pence and Gary Chui senior traffic engineer in charge of sidewalks.
- I hope you get a good new Chair. I'm still around and I have a couple of projects I want to work on (block captains on Garnet and getting a Target in PB). It's been fun!

THANKS TO Eve from all of us!

8:52pm 27 people online

#### Item 9 – PB Recreation Center Mural (Action Item) Former PBPG Chair Brian Curry

Re; City approval for a mural on the PB Recreation Center

Next door construction of PB Middle School and at Felspar & Ingraham (former library, currently Beach & Bay YMCA)

Looking to build 33,000 sq ft facility.

Ballfield (Joint Use Field); The Rec Center is used extensively in old building, basketball, classes, tennis courts - gets used a lot. There's a big blank wall facing Diamond St. (put paint and mosaic here) with community artist Rob Tobin ([artistrobtobin.com](http://artistrobtobin.com)) who works with the community to do the project. Can sell tiles to the public to raise funds.

The PB Town Council is sponsoring a project and fundraising to beautify the Rec Center so we don't get left behind and includes full exterior painting.

Also South Side faces Basketball court has an open triangle space at the top for maybe a sunset or something. City has a 17-step process for permission to do a mural. 1. Locate Site 2. Get Artist 3. Public Support..... we'll get to see the design as it comes along.

MOTION MB/BD to send a letter of support All in Favor MOTION PASSES

9:02 pm 25 people online

Item 10 Councilmember Campbell - Jordan Beane

I think the letter mentioned earlier (re stop sign) has been sent and I'll check on that; Cycling up on Slow Streets and talking with Discover PB about extending the program. The Rules Committee 4-1 moved along the Ballot Measure to raise the height limits on the Midway District especially the 40 acres that the City owns and has been requested by the Midway Planning Group. One step toward being on the ballot. 619-890-1902 is my current contact phone. Also you can find emails and phone on the Council member's website

Q - what is change to the height limit?

A - it will become the underlying heights in the Community Plan; does not apply to SPAWAR which is federal land. You can see the info on the City's website.

9:08pm

Senator Toni Atkins - Miller Salzman

I sent a report to the Chair and he'll forward it to all or you can request from him. We're here to help with any State-related issues. The State is doing quite a lot around COVID relief. Reconvened on Monday. Focus is on COVID relief and have a safe budget, though pretty bare bones. The Senator made two recs: have a win-win for landlords and renters (landlords get rent and renters aren't evicted); 2: prepaid vouchers. Create Subcommittee for Financial Oversight and One of Evaluation of How we're doing; Need to address equity issues related to a recovery. Governor is giving updates every day. Overall they've passed about \$1 billion for emergency funding and in San Diego \$ went to homeless and reopening convention center (\$7 million); California voters will all receive mail-in ballots. Lots of links related to COVID including status of testing and where and how to get. Helping with Unemployment benefits and almost anyone can receive benefits if you're COVID impacted; DMV is extending license renewals and State & Fed Tax deadline is July 15th

Q - Is the Sen working with local credit unions to help get small biz loans out especially those < \$2million?

A - the SBA loans are all federal. The Governor is making most of the big decisions with help of the two Legislative leaders.

9:16pm

Item 11 – 8:35 Subcommittee Reports and Announcements (Action Items)

- Treasurer: Jason Legros - no report

- Communications/Tech: Jason Legros no report

Item 12 – 8:40 Non-Agenda Public Comments

Comment on Issues not on Agenda and within the jurisdiction of the Planning Group.

9:17pm MOTION to extend another ten minutes CC/EG All in Favor MOTION PASSES

Ernie Caspal (?) I'm a pilot at Torrey Pines Glider Port. There have been quite a few problems up there and I Received a bill for fees not required by common law, insurance and they changed the club so now I have to pay hundreds of dollars of fees.

Chair - I have to cut you off since items are limited to things in our jurisdiction

Bob Kazinsky (?) - Shout out to Carolyn Chase who I think I met in 1999. I'm also hear to talk about the glider port and it's City-owned land and it's being run for profit for a private business and there have been bullying and accidents and deaths. I have a lifelong record of safe flight but I have not been able to fly at that site as retaliation and the operator



there shouldn't be able to control it. Turning over our public land to private operators is a problem in lots of things. Please call me and thanks for the work you're doing. 858-204-7499

Item 13 – 8:45 Adjournment

MOTION EG/BD to Adjourn at 9:22pm All in Favor Meeting Adjourned

Upcoming Meetings:

Development Review – June 4, 2020

Full PBPG -- June 10, 2020

Streets & Sidewalks -- TBA

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Board mailing list

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