



Pacific Beach Planning Group

www.pbplanning.org

Wednesday, October 11, 2023: 6:30 PM
Meeting at PB Taylor Library - Community Room
4275 Cass Street, San Diego CA 92109
Approved Minutes

Item 1 - 6:30 **Call to Order, Quorum Count** Marcella Bothwell, Gordon Froelich, Iain Richardson, Scott Chipman, Dave Schmidt, Steve Pruett, Greg Daunoras, Sunny Lee, John Terell, Charlie Nieto, Karl Rand - 11 Present.
Missing: Jason, Paige, Debbie

Item 2 – 6:32 **Non-Agenda Public Comments** Issues not on the Agenda and within the jurisdiction of PBPG. John parking board met installing meters now until end of month, Enforcement coming, Beach bug charging \$2.50 soon. Eve Beachfest was great, more families, no street vendors.

Item 3 – 6:40 **Current Agenda** - Modified to add August minutes review
Approved without objection

Item 4 – 6:40 **August 9, 2023 Minutes** - Motion to approve Steve, Karl 9-0-1

September 20, 2023 Minutes – Motion to approval John, Greg 10-0

Item 5 – 6:40 **PBPG Chair's Report** City will install Community Entrance signs - refer to SSC Item was tabled for lack of time

Item 6 – 6:45 **Development Project Reviews (Action Items)** Subcommittee
Chair John Terell

- 1) PRJ-1095101 – 865-867 Law Street Applicant: William Behun
Coastal Development Permit Process 2 to demolish two existing garages and laundry on a 0.14-acre lot and construction of two new garages and laundry room with a total area of 785 s.f. The site is in the RM-1-1 zone. **Motion to approve:**
Marcella/Steve 10-0
- 2) PRJ-1076884 – 1343 Thomas Avenue Applicant: GS Development Corp.
Coastal Development Permit Process 2 to demolish an existing single family home and construct two single family homes with detached two-car carports and accessory dwelling units on two existing legal lots. The site is in the RM-1-1 zone.
Motion to approve: Iain/Dave 10-0

- 3) PRJ-1097436 – 4896 Dixie Drive Applicant: Eduardo Tovar
Coastal Development Permit Process 2 for conversion of a 270?? s.f. garage into an accessory dwelling unit in an existing multi-family building on a 0.11-acre site. The site is in the RM-1-1 zone. The sq' was questioned as the images showed a 2 car garage or 400sq'. **Motion to approve: Steve/Scott 10-0**

- 4) PRJ-698110 – 3411-3423 Del Rey Street (The Vault)
Applicant: Flavia Gomes, Offset Design
Coastal Development Permit Process 2 to construct a 52- 1 bed units three-story multi-family development with underground parking on a 0.37-acre lot. 49 Parking spaces. The site is in the CC-4-2 zone. Bike parking was discussed and recommended. **Motion to approve: Charlie/Greg 10-0**

- 5) PRJ-1076676 – 711-723 Turquoise Street
Applicant: Golba Architecture, Inc.
Coastal Development Permit Process 2 to demolish existing structures and construct a 44-unit three-story multi-family development with underground parking on 0.34-acre lot. The site is in the CC-4-2 zone. Using a complete communities program. 2.5 FAR unlimited zoning. All residential. Not meeting the parking requirement - waiver. Lots of bike parking. **Motion to approve: Steve/Iain 9-1-0**

Item 7 – 7:35 **Avalon Bay Presentation (Informational)** adding 138 units with a parking garage. Owned the property since 1997. Street improvements will be made. A pickup/drop off zone was suggested. Tim Grizzell, Avalon Bay Brittany Ruggels Wallace, KLR Planning

Item 8 – 7:55 **San Diego International Airport Report (Informational)** construction update. New entrance from Laurel will reduce traffic on Harbor Drive (45,000 cars/day) New transit station not yet defined. Outdoor seating terrace. 5 story parking structure. More concessions than current terminal. New additional international flex gates. Sophie Barnhorst Serena Hendle

Item 8 – 8:07 **Streets & Sidewalks Subcommittee**
Chair nominations and election (Action)
Greg Daunoras nominated. Motion to approve: Steve/Sunny 10-0

Item 9 – 8:20 **Parking Advisory Board** Nominations (Action) Gordon Froehlich, Paige Hernandez, John Terrel Motion to approve: Steve/Scott 9-0-1

Item 10 - 8:08 **Capital Improvement Projects Committee** Chair, Iain Richardson About 125 community members came and voted.
1) reimbursement of expenses incurred during the CIP process (Action). Motion to reimburse \$300 Steve/John 9-1-0 Can we take donations? Unknown. We can develop a policy for donations. Low priority items will be archived. Post CIP list on our website/page.

2) Process changes for next cycle (Discussion) A list of high priority items

will be maintained. **Action:** Creating a Standing committee to be considered next meeting. Do the joint PBPG/PBTC meeting each September.

Item 11 – 8:30 **Community Planners Committee (CPC) Report (Informational)**

CPC Representative Scott Chipman City Planning Department- Land Development Code update (LDC) Anticipated timeline: October 2023 Draft amendments and presented to full council Spring of 2024. It appears all planning dept employees are working from home. CPC agreed we should oppose offsite affordable units- moderate-income communities don't compare to high-resource communities. The city should be required to hold true to its original proposal by requiring affordable units in comparable high-resource communities. Eastern PG and Peninsula PG both have had lawsuits against their planning group and when they approached the city planning department for assistance the city wanted nothing to do with it. Eastern- Parking should be put back and required at all housing projects. PBPG must apply to be the planning group for PB.

Item 12– 8:40 **Government Representatives' Reports**

Karla Tirado Serrano for Councilmember LaCava; CIP list is appreciated. Office will publish the list. Boardwalk lighting is being improved. Community and board comments: Smoke shops are unregulated should be regulated. Several street lights on Garnet are not working.

Emily Piatanesi for Mayor Gloria; NO REPORT

Celsey Taylor for Supervisor Lawson-Remer; NO REPORT

Mariah Kallhoff for Assemblymember Boerner; NO REPORT

Aurora Livingston for State Senator Blakespear; NO REPORT

Cole Reed for State Senator Atkins NO REPORT

Item 13 – 8:48 **Adjournment**

Upcoming Meetings:

October 25, 2023 (6:00 pm) - Streets & Sidewalks Subcommittee Library

November 2 2023 (Noon) - Development Review Subcommittee –

November 8, 2023 (6:30 pm) – PBPG General Meeting

All meetings will be held in the Community Room of the PB Library