



Pacific Beach Planning Group

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Wednesday, July 13, 2022: 6:30 PM
Meeting via Zoom Conference
Draft Minutes

NOTE: Zoom Login Information appears further down on this Agenda

Present: Steve Pruett, Gordon Froelich, Scott Chipman, Karl Rand, Ian Richardson, John Terrell, Marcella Bothwell, Paige Hernandez, Julie Neal
Late: Jim Morrison, Greg Daunoras 6:55 to 7:25 (computer problems) back at 7:50,

Absent: Jason Legros, Jonathon Cole

Item 1 - 6:30 **Call to Order, Quorum Count 10 (9 required for a quorum)**

Point of Order: Motion to proceed on Zoom, Scott Chipman, Steve Pruett passed without objection.

House Keeping: Karl provided a brief description of the role of the planning group subject to CC and Brown Act. 17 total members with 2 business members

Item 2 **Non-Agenda Public Comments**

Issues not on the Agenda and within the jurisdiction of PBPG.

Speakers: Marcella Bothwell – announced upcoming PBTC concerts on the green July 24, July 31, Aug 14 4 pm start time.
Eve Anderson – Garnet Block Captain program. Street is looking better as a result of 3 waterings. We need an adopt a block program – asking for 2 volunteers from Discover PB, Planning Group and Town Council. Contact Eve to volunteer.

Item 3 **Current Agenda - Modifications and Approval**

Modification proposed – information by Steve Pruett re Sandag Caltrans proposal Marcella, John Terrell. Item 10

Motion to approve – Marcella, Steve approved without objection.

Item 4 **June 8, 2022 Minutes - Modifications and Approval**

Motion to approve – Add members absent, Steve, John approved without objection

Item 5 **PBPG Chair's Report by Karl Rand** Karl's new job may

preclude quick responses. We are not going to participate on the Airport noise committee. Sandag has requested we participate in shuttle committee. Ian ask questions re. Coastal Commission Act and CCC role in development and other land use matters was discussed visit Coastal Commission website for information. I we

have a topic we want to research and report on Karl would welcome your suggested topic/research. Zoom, hybrid and in person meetings. Question Ian: re status of shuttle? – Originated with parking district. Coastal Commission requires a shuttle and Sandag is likely going to fund at first to eventually be handed off to the parking district. Some groundwork done but much still to be determined.. Rich, Marcella and Karl will be participating/monitoring.

Item 6 – 6:59 **Development Project Reviews (Action Items) Procedures reviewed** Moderator: Marcella Bothwell

#1052070: 891 Turquoise Street Tentative Vesting Map

Applicant: Christensen Engineering - Tony Christiansen

Description: Process 2 Coastal Vesting Tentative Map for condominium conversion of 20 newly constructed residential apartment units (with 2 affordable housing units) in a 3 story building in the RM-1-1 zone. Note: PBPG approved the underlying Development Project (#653315) on May 13, 2020. Subcommittee “moved the project forward” 5-0 **Motion to approve: Jim Morrison, John Terrell** comments: why are apartments regularly being remapped? Answer – the city process is burdensome and this is the fastest way to get through the process.

Approved 10-1-1

#696698: 934 and 936 Reed Avenue Development Permit

Applicant: Scot Frontis

Description: Process 2 Coastal Development Permit to demolish three residential units and construct two new detached 2,194 square foot two-story single dwelling units, each with a penthouse and roof deck, a 1,227 square foot basement 4-car garage and a 796 square foot two story companion unit. The 0.14 acre site is in the RM-1-1 zone. Subcommittee “moved the project forward” 5-0 **Motion to approve: Steve, Jim**

Approved 11-0-1

#690570: 2121 Thomas Avenue ADUs ITEM TABLED 7:16 No presenter

Applicant: Xavier Rodriguez, ADU Geeks

Description: Process 2 Coastal Development Permit to convert two existing two-car garage/storage/mechanical rooms into two ADUs of 532 and 393 square feet respectively. Main unit remodeled is under a separate permit. The site is in the RM-1-1 zone. **Motion to approve:**

Item 7 – 7:20

2662 Garnet Ave 30 Foot Height Limit Issue (Informational)

Chair Rand will review the June 10 California Department of Housing and Community Development (HCD) Technical Assistance Letter that sets forth the HCD opinion that the City’s Coastal (30 foot) Height Limit Overlay Zone is preempted by the State’s Density Bonus Law. This was presented introductorily in November. June 16, 18 articles in UT.

- 1972 prop D created city wide coastal zone.
- 1976 state coastal zone created
- The two zones co-exist but state trumps city
- 2019 amendment to state bonus density law

- This property is in the city coastal zone but outside the 1976 state coastal zone and previous zoning would have allowed a 60' building.

Comments:

Karl thinks this could be headed for litigation.

Karen Zirk - Multi habitat planning area - habitat

Scott – I've received multiple concerns expressed from PB residents

Eve – traffic could be impossible for that property to have many occupants.

Ian – is there a height limit in the state Coastal Zone area? How does the bonus density apply? CA Coastal act supposedly would be violated by this bonus height and pit state against state agencies.

John Terrell – 2019 was a state action? Karl, YES. Usually unless a state law states it is preempting local laws it usually doesn't.

Item 8 – 7:44 **Community Planners Committee (CPC) Report (Informational)**
CPC Representative Scott Chipman will review recent CPC actions. New CPC chair elected with a young, renter beach perspective. The committee reviewed language changes

Item 9 – 7:46 **Streets & Sidewalks Subcommittee (Informational)**
Chair Rich Crows – Ingraham Street is a concern for many in the area and will not be repaved for another year. Safety issues are a concern. Speed is also a concern. Foothill Boulevard traffic calming measures and the roundabout at Foothill and Loring. Tom Coat local advocate spoke to the committee. One of 4 roundabouts approved, not yet funded.

7:50 **Slow Streets Concepts:** Nikki Zanchetta of BeautifulPB will present ideas for intersection signage and other concepts for the Diamond Slow Street. Several example slides shared.

Comments/Concerns – Jim Morrison, local residents feel abused by some users and need to be respected and maybe identified. John Terrell, inappropriate to restrict to residents only. Bollards on both sides possible? A. 2-way traffic likely needs an open on one side. Gordon. Fire department access important.

8:20 **Emerald & Diamond Intersection:** Gordon Froehlich will present an analysis of stop signs at intersections around the area of Emerald and Diamond Streets, and will discuss possible conversion of certain two way stops into four way stops. Cars often obscure the view of oncoming traffic at two-way intersections. A map was presented indicating 7 intersections in the area assessed were 2-way maybe confusing some drivers.

Item 10 – 8:22 **Sandag Caltrans proposal** Informational by Steve Pruett re: Marcella, John Terrell. Mission Bay Drive and Balboa, Met with Chris Ward on access to the trolley at Balboa station as well as other stations. Multiple agencies are involved. A sorting out that Caltrans will take the lead on access to these trolley stations. Scope of improvements was presented for Balboa, Clairemont, Tecolote and Pacific highway. Every station are on the East side of Highway 5 so there is a need for accessibility for those on the west. Grade separated pedestrian/bikeway is being

suggested. Funding is a big issue right now. Development impact fees (DIF) will create the funding over years of development. Steve is heading up an ad hoc sub-committee on this item. Volunteers encouraged.

Item 11– 8:40 **Government Representatives' Reports**

Kohta Zaiser for Mayor Gloria, Report sent via email previously
Rebecca Smith for Supervisor Lawson-Remer - supports abortion rights, fentanyl safeguards, budget approval,

Mikki Holmes for Assembly member Ward – Monitoring the Cal Trans committee on Balboa station accessibility, rebates for taxpayers coming in fall, summer reading program for preschoolers

Cole Reed for State Senator Atkins, Report sent via email previously
Linus Smith for Councilmember Campbell. – fiscal budget additions: 3.6ml for pilot program disabilities program \$3-500/month preemptively addressing homelessness. Added 3 graffiti abatement teams being hired. Adding 12 personnel department employees to fill city employment vacancies. CPPS funding window open \$150k per city council office for specific projects/events. Apply until end of July. OB pier is fully open again. Pier work group looking for funding for permanent repairs \$60ml minimum for replace the pier

Item 11 – 8:55 **Adjournment**

Upcoming Meetings:

July 27, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee

August 4, 2022 (Noon) - Development Review Subcommittee

August 10, 2022 (6:30 pm) - Full PBPG General Meeting