



Pacific Beach Planning Group

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Wednesday, September 14, 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, Iain Richardson, John Terrell, Marcella Bothwell, Greg Daunoras, Jason Legros, Rich Prowers 6:54 Jim Morrison,

Absent: Paige Hernandez, Julie Neal, Jonathon Cole

Quorum Count: 10 of 14

Point of Order: Motion to proceed on zoom, Scott/Greg without objection

- Item 1 - 6:30 Call to Order, Quorum Count Brief description of the role of the planning group. Subject to 600-24 and Brown Act.
- Item 2 **Non-Agenda Public Comments** Issues ***not*** on the Agenda and within the jurisdiction of PBPG.
Marcella – PBTC PAESAN Sept 28 at Crown Point Shores \$5
- Item 3 **Current Agenda** - Modifications and Approval Motion to approve: John Terrell, Steve Pruett without objection.
- Item 4 **August 10, 2022 Minutes** - Modifications and Approval Iain Richardson – spelling, Item 5 Steve, Iain – without objection
- Item 5 – 6:45 **PBPG Chair’s Report** – October 1st Beachfest, PBPG booth, needs manning. STVR website guideline application period starts October 3rd, Closes Nov. 30, Lottery announcement December 16th. Enforcement May 1st.
SANDAG Meeting on MB Drive/Balboa Project; Steve Pruett- Informational meeting was held today, Likely long process. Improvements needed on 4 stops, likely will address one at a time. Balboa likely the highest priority. 18 months of planning appears to be funded. Improving mobility and access focus. Possible federal funding. Sunrunner shuttle being considered. Continued advocacy needed.
- Item 6 – 6:50 **Development Project Reviews (Action Items)**

Subcommittee Chair Marcella Bothwell

#690569: 1468 Hornblend Avenue ADUs **TABLED NOT PRESENT**

Applicant: Xavier Rodriguez – ADU Geeks

Description: Process 2 Coastal Development Permit to convert two attached garages into two ADUs (332 square feet and 503 square feet) located in an RM-2-5 zone. The Development Review Subcommittee voted to forward this application at its September 7, 2022 meeting.

#695748: 976 Missouri Street

Applicant: Scott Spencer

Description: Process 2 Coastal Development Permit for the demolition of an existing residence and the construction of a new two-story 4840 square foot duplex with a garage attached to an existing one-story commercial building. The 0.12 acre site is located in the Cass Street Planned District Base Zone. The Development Review Subcommittee voted to forward this application at its September 7, 2022 meeting.

MOTION to approve: Greg, Jim 9-0-2

#1061974 4666 Cass Street NUP

Applicant: Larry Michel, Business Manager

Description: Process 3 Neighborhood Use Permit (NUP) application by Source Empowered Wellness/Habsritt Chiropractic to continue the existing healthcare and beauty service business in the Cass Street Planned District.

MOTION to approve: Marcella/Scott, approved without objection 10-0-1

- Item 7 – 7:20 **3535 Promontory (PN 635117) Potential Appeal (Action)**
Chair Rand will review the City’s recent approval of PN 635117 (the Prokopenko Addition with ADU on Ingraham) that PBPG recommended be denied in July of 2020, and will then review the procedures for appeals to the Planning Commission and the prospects for an appeal in this matter. Previous PBPG vote Jan, 2020 to oppose 10-1-1. A “two front” lot. No off-street parking originally. Driveway and other modifications made. July 2020 motion to oppose 12-2. Sept. 2022 city indicated approval. Must be appealed by this Friday, Grounds for appeal have been provided by interested parties. PBTC or others could file an appeal. PBTC could appeal with no charge, others a fee is \$100. The chair has the sole authority to appeal. There is a question as to the current plan configuration that may have changed. **Motion to support Chair Karl to file an appeal based on his judgment with possible withdrawal based on his judgement - Jim, Marcella, 10-0-1**

- Item 8 – 7:45 **PBPG CIP D1 Budget Priorities List for 2023 (Action)**
Chair Rand will lead the review last year’s (2022) budget priority list for Capital Improvements and the formulation of the 2023 list for presentation to D1 Councilmember LaCava. **Motion to modify the 2022 priority list to make Foothill roundabouts #1 without Diamond/Cass and**

Reed/Cass and delete #6, add to PB Pathways focus on PB Drive at Campland, connect walking path from Bluffside along Mission Bay Drive to the trolley, omit signage for slow street and for closing Ocean Ave. Scott, Steve – 9-1-1

Item 9 – 8:30 **Community Planners Committee (CPC) Report (Informational)**
CPC Representative Scott Chipman will review recent CPC actions. Concerns about “diversity” and cost of appeals were identified. We may need to modify our by-laws. Developers only “encouraged” to meet with planning groups. Please read articles in the READER and UT.

Item 10 – 8:45 **Streets & Sidewalks Subcommittee (Informational)**
Chair Rich Crowers will report on pending items. Understand the process. Ocean Blvd vendors a big concern. Thousands of street lights are out. GET IT DONE.

Item 11 – 8:44 **Government Representatives’ Reports NONE present Carrie here from Council Member LaCava’s office.**
Kohta Zaiser for Mayor Gloria, Rebecca Smith for Supervisor Lawson-Remer, Mikki Holmes for Assemblymember Ward, Cole Reed for State Senator Atkins, and Linus Smith for Councilmember Campbell.

Item 12 – 8:45 **Adjournment**

Upcoming Meetings:

September 28, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee

October 6, 2022 (Noon) - Development Review Subcommittee

October 12, 2022 (6:30 pm) - Full PBPG General Meeting