

The Pacific Beach Planning Group
www.pbplanning.org
met for their regular monthly meeting on
Wednesday, June 10, 2020: 6:30 PM
Meeting via Zoom Conference

Attending online:

Planning Group Members:

Ed Gallagher
Jason Legros
Karl Rand, Chair
Carolyn Chase, Secretary
Paula Gandolfo
Steve Pruett
Grant LeBeau
Marcella Bothwell
Brian Delon (9 members established for quorum)
Joe Bettles
Jessie Beckman
Jonathan Cole
Scott Chipman
Called to order here
Jim Morrison at about 7pm
(15) Brian White
Adrienne Gallo Appointed to PBPG at 7:44pm
(ABSENT: Junior Leoso)

Guests:

Chris Dutton
Jeremy Richard
Dave Schwab, Beacon & Bay Press
Michele Knapp
Korey Turk
Robert Bateman (departs 6:58pm)
Karin Zirk
Ron Walker, PB Town COUNCIL
Jon Dorow (SANDAG)
Called to order here
Michael Prinz
Jordan Bean
Eve Anderson
Gia Ballash (SANDAG)
Arika Johnson
Michaela Valk - noticed at 8:20pm

Item 1 - 6:30 Call to Order, Quorum Count

16 members in the PBPG quorum is 9 and was established at 6:28pm
Call to order at 6:33pm with 13 members present via Zoom

Item 2 Current Agenda - Modifications and Approval
Trolley presentation will be done by Jon Dorow
and Miller Salzman rep for Toni Atkins will not be able to attend

MOTION by CC/SC to move Non-Agenda Public Comment up after the Minutes
(one minute/speaker) All in Favor MOTION PASSES

Item 3 May 13, 2020 Minutes - Modifications and Approval
MOTION TO APPROVE SP/MB All in Favor MOTION PASSES

6:39pm
NON-AGENDA PUBLIC COMMENT

Ed Gallagher – Pleads for an expansion of Slow Streets. It's been successful on Diamond and I'd like to see it expanded to Hornblend. I understand that the key reasons why Diamond was chosen first are: (1) length of street; (2) width of street (40 feet wide); and very high number of 4-way stops (making it safer).

Hornblend should be immediately considered as the next street for Slow Streets expansion. It meets all those same three criteria. The only two cross-streets without a 4-way stop are at the very far end of the 14 block corridor.

One of the major complaints of selecting Diamond was the fact that much of the traffic was re-routed onto to the adjacent residential street Missouri St one street over to the north. That's a residential street and many residents living on that street complained that through-traffic from Diamond was being funneled onto their street. In the case of Hornblend St, the very next street over to the south is Grand Avenue which is EXACTLY where through traffic SHOULD be redirected.

Also, in the case of Diamond St, several blocks of Emerald St (one street to the south) are NOT accessible at all because Diamond St dead-ends into a school (PB JHS) and a plaza (Pacific Plaza, Trader Joes, The Plaza Condominium complex), whereas Garnet (the street exactly one block north of Hornblend runs unobstructed for the entire length of the proposed Hornblend Slow Streets corridor. Also, unlike Emerald St, Garnet Ave is NOT a residential street but a commercial thoroughfare where through traffic SHOULD, in fact, be directed to.

Finally, Hornblend has many more multi-unit housing structures than Diamond and so the number of residents who could safely utilize Hornblend as a Slow Street for biking and walking is increased AND by removing fast-moving vehicular through-traffic the chances of reducing pedestrian and bicyclist injuries and fatalities is greatly improved. Ed's \$0.02 Thank you for your consideration.

Karin Zirk - Deadline for comments on the City's Park Master Plan is tomorrow and contains a

significant change; instead of using acreage there would be a points-based system; 10-20-30 It counts as a neighborhood parks or a 20minutes bike ride or 10 minute walks. This means that Mission Bay Park could be counted as part of downtown's "community" since it's a 30 minute bus ride. There would also be more commercialization. June 18th going to the Planning Commission. Google City of San Diego Parks Master Plan. PB would increase in density and others areas would get parks.

6:46pm

Item 4 PBPG Chair's Report by Karl Rand

In January we reviewed a Companion Unit on Pomerado Rd and we disapproved it and they have a redesign coming back.

Item 5 – 6:35 Development Project Reviews (Action Items)

Moderator: Development Committee Chair Marcella Bothwell

6:48pm

a. #649656: 1976-1980 Diamond Street (between Lamont & Noyes)

Presenter: Robert Bateman

Description: Tentative Map application for condominium status for three detached dwelling units currently under construction on one lot located at 1976, 1978 and 1980 Diamond Street. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at their June 4 meeting. Currently 3 single family units under construction - only requesting ability to create condo ownership; no construction changes. Each has a detached 2-car garage

Q: What's the advantage of condo status?

A: They would be rentals with one owner.

Q: How many bedrooms were there? and how many bedrooms are there?

A: I believe there was a previous house there that was torn down. Each is a 3-bedroom unit.

Q: Will they be listed at fair market value?

A: I assume so. They are not designated as "affordable"

Q: Does anything in your condo agreement prohibit short-term-vacation rentals?

A: I could make that recommendation....

MOTION to Approve CC/SP 12-0-0 MOTION PASSES Chair not voting

6:58pm

b. #654750: 1368 Reed Avenue (between Fanuel & Gresham)

Presenter: Christopher Dutton

Description: Coastal Development Permit to demolish an existing 315 square-foot detached garage and to construct a 1,764-square-foot two story second residence with rooftop deck and three car garage, and to also construct a new 592 square foot companion unit with rooftop deck. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at the June 4 meeting. Parking isn't required since we're in a Transit Priority zone but we are providing 3 spaces on-site

The 1 bedroom companion unit is on site of current detached garage and will be 2-stories plus a roof deck and will have a single garage.
Other unit is 2-bedroom with rooftop deck and 2-car garage.

Comment: EG: Doesn't seem to affect the street view. Looks like a good addition. Main structure is on the alley side.

MOTION to Approve JM/PG All in Favor MOTION PASSES 13-0-0 Chair not voting

7:07pm

c. #657743: 1804 Pacific Beach Drive (corner of Kendall St)

Presenter: Korey Turk and Mark Lyon

Description: Coastal Development Permit for the conversion of an existing 354 square foot garage into a 1,088 square foot two story companion unit on a site with two existing dwelling units. Residential (RM-1-1) Zone. Development Subcommittee recommended approval 4-0 at the June 4 meeting.

Adding 2 parking spaces and there will be a total of three for the three units; adding 2-bedroom unit. No roof deck.

MOTION to Approve SP/BD All in Favor Motion Passes 14-0-0 Chair not voting

7:18pm

Item 6 – Elections Subcommittee (Action Items)

Chair Pruettt will conduct the election of this year's Officers (includes Chair, Vice Chair, Secretary and Treasurer) and the appointment of Subcommittee Chairs and members. The Board may also fill a vacancy under Article IV of the Bylaws.

Nomination for Officers and Sub-Committee Chairs

MOTION JM/JB to Nominate Karl Rand for Chair 12 - 1 - 1 PG voting Chair not voting

MOTION for Vice Chair: Jason Legros MB/JM 11 - 1 - 1 PG voting Chair not voting

MOTION PG to nominate Scott Chipman - Scott declines

MOTION EG/PG nominates Carolyn Chase as Secretary All in Favor Chair not voting

MOTION EG for Treasurer Joe Bettles - JB declines

MOTION JB/EG Grant LeBeau for Treasurer All in Favor MOTION Passes Chair not voting

Four Sub-Committees: Development, Elections, Streets & Sidewalks, Airport Noise Advisory

MOTION EG/CC Nominates Marcella Bothwell to continue Chair of Development Committee: All in Favor MOTION Passes Chair not voting

MOTION JM/JB Nominates Steve Pruettt continuing as Elections Chair All in Favor MOTION

Passes Chair not voting

MOTION JB/JM Nominates Jessie Beckman for Chair of Streets & Sidewalks All in Favor,
MOTION Passes Chair not voting

MOTION SP/CC Jonathan Cole Nominates for Airport Noise Advisory Board rep All in Favor
Chair not voting

EG - Another committee is for Special Events - it's a committee of Discover PB and we are supposed to send two members and I have been attending and I am stepping down. I would encourage folks to volunteer; if not tonight then in the future.

Scott Chipman volunteers to serve; All in Favor (needs the schedule)

Application for another Board member: Adrienne Gallo and has qualified to serve
Born in Sacto; college in OC and SLO move to PB in 2001; BA in Construction Mgmt. Have lived in N PB and Crown Point and other areas in the region. Have worked for architects and general contractors and several major projects. Have recently been working for UCSD campus planning and capital improvement projects. Husband and two daughters. Favorite things: exercise and walking; beach volleyball.

having three residential seats open

MOTION MB/PG to appoint Adrienne Gallo to a residential seat on the PB Planning Group All in Favor
as 17th member Chair not voting

7:44pm

Item 7 Mid-Coast Trolley Update (Information Item)

John Dorow provided an update. On schedule to complete in late 2021. Construction continues. Retaining walls and ped switch-back ramps have been put in. Beginning work on platforms and finish work so stations and parking lots can go in. San Diego River bridge is complete. Reconstruction of Friar's Rd will get under Rd. Trolley underpass at La Jolla Colony Dr. Have increased sizes of trees to 24-inch boxes and more native trees added.

Original cost est in 1987: \$130 million (this did not include any bridges or over passes/under passes etc which are expensive and the route changed over time that required them)

Current total budget: \$2.1 billion

Transect contributions: \$1127 billion

FTA: \$1.043 billion

Includes interest (total without interest: \$1.8 billion)

Q from K. Zirk: Has SANDAG made any progress on on the last mile access?

So far we have not seen any way to get from PB to the Trolley Station without addressing the dangerous intersection of Mission Bay Drive and Garnet.

A - We're still looking at that but haven't finalized it.

SC - Can we get a presentation about what options are being considered? Tell us where the potential bridge would be?

EA - What about renaming the Trolley Station to Balboa/Pacific Beach - what's the status?

A - We brought it up with MTS and their head was open to it, but he passed away, but MTS has not named the stations yet. It's their decision - except for UCSD. Rob Shoup is the point-of-contact at MTS.

The Chair authorizes Eve Anderson to follow-up and check on status and ensure they are reminded about it.

7:59pm

Item 8 – 7:50 Streets & Sidewalks Subcommittee Update (Information Item)

Joe Bettles reported on the lifeguard parking on Grand Ave and the process to find and create new dedicated parking for them and building support for the changes and getting it approved via the city via the Mayor, City Council office and Planning Department. Alignment and follow-up was key. Needed 6 spaces and ended up with 8 new one with six dedicated for lifeguards.

8:05pm

Item 9 – 7:55 Update on California Land Use Bills: (Information Item) Steve Pruett

summarized some land use bills pending in the California Senate.

Last year SB50 (failed in Committee narrowly) sought to facilitate more housing and these are bills in this session that seeks to achieve similar things.

SP presented a chart evaluating SB902, SB996, SB1120, SB1085, SB1385

SB902 - zone any parcel for up to 10 units of residential density per parcel at a height specific by the local government...if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site....

SB1120 - would eliminate review of ADUs/companion units would be Ministerial.

SB1085 - would increase incentives for density bonuses related to affordable housing

SB1385 - Housing in Commercial Zones

If empty for three years, would allow it to change to multi-family; Coastal Zones may be exempted. Unclear if this applies here or not.

All are currently in the Senate Appropriations Subcommittee and they were voted to be put in the Suspense File (any bill with an annual cost of >\$150K to be considered after Budget Hearings).

8:17pm presentation completed

Committee Comments

- Don't like zoning from Sacramento
- Pursue your own research; they are controversial bills
- Every property on Garnet could be mixed-use. Housing could currently be built upstairs, but

who wants to live over noisy bars?

- All these are being pursued by Toni Atkins
- JL will continue with CPC representation and they will do a lot of work on this
- there are links in the email sent out related to this Item
- What is the status of the State Assembly-side bills on these topics?

Michaela Valk reported the deadlines in June for changes. Amendments can be made in the Assembly.

8:26pm

Item 10 – Government Representatives’ Reports:

Jordan Beane for Councilmember Campbell,

Today at Rules Committee voted 3-2 to move forward Midway Height-Limit Raise; Simple majority would be required if it get on the ballot and it would be citywide.

Budget discussions had ten-hours of comment at the last hearing; included funding for Climate Action Plan and for Rental Relief, and saved tree trimming and you can find it on the website. Added creation of Office of Race & Equity and Mayor has said he will sign the budget as passed. Boardwalks and Piers are now open. Social distance while hanging out, outside. We would like to expand the Slow Streets and with the County working on reopening related to COVID19. You can reach me at: 618-890-1902 or via [email: jbeane@SanDiego.gov](mailto:jbeane@SanDiego.gov)

- Funding from the CARES Act backfilled most of the budget deficit.
 - Allocated \$500K to put wifi into rec centers and libraries. Libraries already have wifi and there are plans for rec centers to have it installed - so how can they not be aware of this?
- JB - please let's chat about this.

8:36pm

Michaela Valk for Assemblymember Gloria

I haven't been able to digest the land use bills; it's a busy time. June 15th is the deadline to pass the budget. They've come to an agreement and have mitigated education cuts. There still will be some cuts. On the land use bills, we can discuss if you want amendments or if there's just opposition. AB2731 did pass Assembly and is going to Senate. This is the NAVWAR bill to facilitate SANDAG getting NAVWAR land. If you need DMV services you must have an appointment. Use the online website. I'm available for questions.

8:39pm

Item 11 – Subcommittee Reports and Announcements (Action Items)
Treasurer: Jason Legros - Emailed photos of banners we acquired.

Item 13 – Adjournment at 8:40pm

Upcoming Meetings:

Development Review – July 2, 2020

Full PBPG -- July 8, 2020

Streets & Sidewalks — TBA

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the meeting coordinator at meetings@pbplanning.org prior to the meeting and provide your name and email address to get log in information (or, if requested, the telephone dial in number). Approved attendees will be provided the log in information the day of the meeting.

NOTE ON PUBLIC COMMENT: Any member of the public who wishes to comment on a topic (non-agenda or agenda item) must submit their comment to the coordinator in writing prior to the meeting for inclusion in the record. Such comments may be presented at the meeting subject to time and technological constraints.