

The Pacific Beach Planning Group
meeting
at the Pacific Beach Library
located at 4275 Cass St San Diego CA 92109
on Wednesday, November 28, 2018

Board Members Attending
Paula Gondolfo
Henish Pulickal, Chair
Carolyn Chase, Secretary
Karl Rand
Eve Anderson
Kristen Victor
Ed Gallagher - left at 9:30pm
Jason Legros
Steve Pruett
James McGuirk
Ben Ryan - leaves at 8:55pm
Jim Morrison - arrives at 6:37pm
RJ Kunysk - Arrives at 6:38pm; left at 9:30pm

NOTE from the Secretary: While I make my best effort to capture all the key points, the notes below are not in any way a transcript, but merely my attempt to summarize. Please send corrections or significant omissions.

Item 1: Call to order at 6:31pm

Audience in attendance: about 20 people

Item 2: Non-Agenda Public Comment
Kristen Victor - re: article in recent Beach & Bay Press and events re: MB Park and importance of EcoTourism; Next C3 event on will be on Mission Valley Stadium property

Helen Burk - re: fenced lot at 1270 Emerald unsightly and what will progress be? and and 1304 Emerald - "granny flat" being built and is currently an AirBnb location too with no grannies in sight.

Nicole Burgess - call Chris Ward to save the Bicycle Advisory Board and not put it into a bigger Mobility Board

Jim Morrison - arrives at 7:37pm

Don Gross - Re Crown Point street lights are not working

RJ Kunysk - Arrives at 6:38p

Andrew Meyer, San Diego Audubon - Dec 6 from 4-7pm public workshop on ReWild Mission Bay at High School - open house and two presentations. And Feb is Love Your Wetlands Day and gates will be open at Kendall Frost Preserve with activities

Eve Anderson - Crystal Pier Tree Lighting 2-5pm this Saturday Dec 1st lighting around 4:45pm at sunset

Item 3: Current Agenda -
Add Item under 12: Grant Letter of support for EcoDistrict All in Favor
Add under Item 6: Michaela from Valk from Todd Gloria's office

Item 4: Minutes of October 24, 2018
Approved by consent; CC abstaining; Chair abstaining;

Item 5: Chair's Report

Review of what can be recycled in the City - paper must be clean; no film plastic; plastics should be clean; still collecting styrofoam;
Sent out a petition from a neighbor re playground rule changes preventing adults without children from hanging out at playgrounds and will put on January Agenda; For third time my car was hit and run and a neighbor saw it and got to take care of it via NextDoor.com social media

Item 6: 6:54pm

Assembly Member Gloria rep - Michaela Valk

Taking leg ideas for the next year; and your invited to a holiday donation event on Dec 12 - 5-7pm at the California State building and Shirley Weber and Toni Atkins will also be there.

Item 7: PB Community Updates - handle later under EcoDistrict Item

Item 8: CRMS - Karl Rand

Project #611927 Tourmaline St Lot Line Adjustment at 1385 and 1405 Tourmaline St.
was not heard at subcommittee but will be presenting now for action. Moving lot line over from one side of the fence over to the other side ten feet. Same owner bought the two properties and no plans for development.

MOTION to APPROVE: EG/RK All in favor, Chair not voting

Item 9: 7:01pm

Balboa Avenue Station Area Specific Plan & EIR

Presenter: Michael Prinz, City of San Diego Planning Dept

12/13 Planning Commission only item on the Agenda convenes at 9am
at Council Chambers on 12th Floor 202 C Street City Hall

Quick Overview of Specific Plan

- increases housing capacity
 - around mid-coast trolley extension to UCSD/UTC
 - Improved bike and ped access to the station
 - establish transit-oriented development within the Specific Plan Area
 - Transit Priority Area defined with 15-minute headways
 - Show diagrams of Ped and Bike transit station access
 - Showed concept improvements on Balboa under I-5 allowing lanes through current freeway abutments
 - Removing parking on E Mission Bay Drive and adding a shared 12-ft multi-use path and non-contiguous sidewalks
 - No change to height limit of 30 foot
 - Internal connections will be made in a superblock west of I-5
 - Grand Ave/E. Mission Bay Dr reconfiguration including crosswalk across Grand
 - Damon Ave/E. Mission Bay Dr - pocket park and bike lanes
 - Design policies for building - street trees, non-contiguous sidewalks on Garnet Ave and Mission Bay Drive.
 - Letter from PBPG identified issues
- Land Use - infrastructure improvements before increased housing density?
- provided when development occurs and infrastructure planning is scheduled to be updated in 2019 to assess new fees. Must comply with design requirements
 - opportunities for office and live/work is permitted in most of the units
 - Development next to Rose Creek - design requirements for properties next to creek
 - Rose Creek dedicated park land - City reviewed it and Rose Creek is used for storm water services and is not suitable for dedicated for parkland re Charter Section 55. Biological Adjacency Guidelines apply since it's considered Open Space
 - Some things can be completed without the infrastructure financing study including many bike lanes that can be done via the CIP process
 - Will continue to work with SANDAG and Caltrans for some kind of connection across I-5 and update this in the RTP (Regional Transportation Plan).
 - Re: EcoDistrict Principles - the Plan contains policies consistent with EcoDistrict performance areas and the California Green Building Code continues to evolve and will apply there.

Board Comments at 7:35pm

RJK - Q: Is a bridge across I-5 in the Plan or not?

A: there is a policy to support a future connection between Magnolia or Bunker Hill to the transit station. Another potential connection at Clairemont Dr & Tecolote at the station to the south

City would like a recommendation on the Plan going forward to decision makers - Planning Commission on December 13th; will go to Smart Growth & Land Use Council Committee in January before going to full Council. Statement of Overriding Considerations has not been released yet and will not be released until prior to the City Council hearing. It's not required for the Planning Commission.

PG: DIFs?

A - once the plan is adopted, DIFS will be determined for that new development.

Regarding the question on the shared-multi-use path - 12 foot width - and that allows for peds and bikes to go in both directions and reduced conflicts. Class 2 bike lanes (in the ROW) are also in addition to the shared-multi-use path - that comes from new developments to provide that ROW.

KV - Thanks for alignment with EcoDistrict principles and trying to work with them.

From the 1995 Community Plan: safe, pleasant and useful bicycle pathways...remove barriers...etc. I had questions about how to get from Mission Bay High School to the transit station. Relying on development to provide the shared multi-use pathway, when looking back, we've wanted a lot of this but it hasn't happened. We need safe access when the station opens. How will that happen?

A- looking at near-term improvements, the Rose Creek path will be completely separated to get to Mission Bay High School. We need to provide more housing near transit stations. Class 2 bike lanes have a buffer and those can be done without new development. We're trying to create a balance between all modes.

KV - there's going to be a lot of ped, bike and scooter conflicts and it's likely to be serious accidents. We do realize we don't have the infrastructure to support the adding growth safely so we're writing a grant to try and get some EV- vehicles to transport folks to Mission Bay High.

EA - Bike paths along Garnet and Grand should be for bikes and scooters and multi-use path should be for people, wheelchairs and not moving vehicles. New housing will be expensive and displace existing lower cost housing.

SP - Does Jefferson PB comply with old plan or new?

A - old plan; will not have shared multi-use path but will have connection to Mission Bay Park.

JM - thanks for your work and listening. Have you done an economic analysis and feasibility of units happening?

A - we did a higher level analysis of where the market is and looked at feasibility of siting within the 30-ft height limit - at 73/units/acre possible and some will come in at lower density too, so there's some flexibility; but we didn't analyze profitability but more about uses.

Q - what would the grid pattern look like?

A - We identified general alignments of internal driveways and it's dependent on how properties come along

HP - Just west of I-5 there's an easement - is there a way to do a ped path a lot closer - what that considered?

A- I'll have to follow-up; It's probably CalTrans Right-of-Way that likely can't be accessed.

HP - Can we get another meeting together before the Planning Commission Meeting in December?

CC- We should wait until the Statement of Overriding Considerations (SOC) is released.

MP - we have a grant deadline to get to the Planning Commission by December from the State Sustainable Communities Grant Program and the info for the SOC is available in the EIR.

JL - Was a survey done of property owners to see what they are planning?

A - yes; I don't have any specifics to say about it but we have had input from them

KR - what is estimates for population increase?

A - current number of units is approx 750; Adopted built out of current Plan would be 1200 and the new proposed Plan would be roughly 4700 units. A max of 4729 units was analyzed in the EIR and population is estimated at roughly 8,000 people living in the residential zones.

KR - and the bridge across I-5?

A - City sent a letter to SANDAG recommending Balboa Station connection to PB be moved up on priority list. The bridge is not in their current work program.

KR - what about eminent domain to make sure easements happen sooner rather than later?

A - City doesn't typically get involved in taking private property but uses development review process when projects come in.

JM - Motion to Approve; no second

EG - Strongly encourage you to make a more aggressive attitude along Garnet and dedicate safe, secure Class 1 barrier-separated for bike and peds or there should be a free shuttle. If you build it without the infrastructure in place the station will fail.

A- we have the policies in place and need to pursue shuttle working with MTS and SANDAG

Public Comment at 8:21p,

Karin Zirk - Friends of Rose Creek - submitted a letter discussing Rose Creek, Developer Impact Fees, PB exclusion from Balboa Ave Revitalization Program; Park & Ride Facility (should be on east side of I-5), Construction Noise changes, Visitor Serving Commercial Zoning; and Public Storage;

I object to the City Storm Water saying Rose Creek is not OK for park land dedication. It's absolute BS.

I'm a resident and property owner in this area. Nobody likes this project. All we're getting is density increases and nothing else. I've been meeting with SANDAG about how we're going to get to/from the station - for more than ten years. There are two big issues - if you want use Rose Creek to support another 9,000 people with their dogs pooping in the creek with no trash cans and only people who pick it up are volunteers. I'm sick of it and I'm done. The City needs to take responsibility at do more of the right things.

Nicole Burgess - people will be funneled through a 4-foot section and switchback system that is not enough. It's a SANDAG issue. The Sidewalk Committee should write them ASAP. Get Class 4 bike lanes and first class bike infrastructure.

Leslie DuFour - Online it says Class 3 - we all share the road together. Do you ever consider safety for women biking? Some of the sections look isolated.

Steve Wai - I own property along Garnet and I don't see how you're going to be able to widen and I think it would only work with shuttles. I've gone through eminent domain twice and I see it coming again. I just don't see how it can work on Garnet.

Donna Regalado - What qualifies this as a Transit Priority Area? People would have to walk more than a half-mile in some cases to get to the station from the Village.

A- it's a State designation.

DR: I don't believe it's within 1/2 mile walking distance without the bridge across I-5 and shouldn't qualify for the high-density development and if it is consistent, then the developers have relaxed rules on parking

and infrastructure.

A- the half-mile is a radius and not walking distance. Also applies to high-frequency bus lines and affordable housing density bonus applies here

Joe Bettles - I've not seen examples of shared multi-use lanes of bike with peds and what will improvements will be in when the station opens.

A - I only know the station-requirements that do have to go in are by SANDAG. As for examples of paths - it's trying to allow for something that can be shared.

Don Gross - Clairemont PG is meeting tomorrow night and they are furious and won't allow Rose Creek to be discussed and they have a lot of criticisms.

Celia McCartney - I'm a park n' ride station - and why can't I have a place on the west side. Why do I have drive to the station to park?

Phil Young - Without the Magnolia ped-bike bridge, the project will negatively impact PB. And the bike connection heading north on Santa Fe - needs to be built in a timely manner.

Public Comment ends at 8:40pm

JM: Motion to Approve

CC/EA - MOTION To send existing letter to Planning Commission highlighting we haven't had time to address responses to comments for additions at this time. Furthermore we plan to draft additional comments prior to the City Council when we can see the Statement of Overriding Considerations.

KV - can we request a Continuance;

A- Yes and staff will recommend a denial. You can do both things. Send your letter and ask for a continuance.

All in Favor - 11 -1- 1 PG voting no and Chair abstaining

HP - Hear item at the next CRMS sub-committee meeting to make recommendations to full committee at January.

JM - It will be heard at Smart Growth subcommittee before going to City Council and the soonest for that should be February.

Item 10 - 8:53pm

Mission Blvd Public Spaces and Active Transportation, Elizabeth Ocampo Vivero, Senior Planning - Info Item

Ben Ryan leaves at 8:55pm
10 remaining in audience

- Timeline runs through April -May 2019 Open House where they will present preferred concepts
- Mission Blvd Corridor between PB Drive and Diamond St and looking at all the side streets to enhance accessibility for all modes
- less than 30 parking spaces currently existing along Mission Blvd
- Alts 1 - bulb outs at intersections - remove parking and add bike lanes
- Alts 2 includes 4 roundabouts at some locations.

NOTE by KV: Alternative 2B is what Discover PB endorsed since it clearly identifies where everyone should be. ... Need protected bike intersections.

- Alts 3 - one NB and two SB travel lanes, center turn lane; two-way Class IV cycle track and changes along some side streets

Public can send emails with comments to: eocampo@sandiego.gov

9:25pm Motion for 30 min CC; EG vote No; KV Abstains; Chair not voting

Item 11: Streets & Sidewalks Subcommittee

11 - 2 - Safe Walkways - Jonathan Freeman

Asking for support in principle for organization for Safe Walkways; Used to be Walk San Diego and they merged to be Circulate San Diego. We need a focus solely on pedestrians and this has come into focus with the scooters being introduced.

9:30 pm RJK leaves; EG leaves

End presentation at 9:32pm

EA/JL - MOTION to support concept of a pedestrian-oriented organization

6 - 2 PG, KV voting no; Chair not voting

9:40pm

11 - 1 Ped-activated flashing beacon recommended at, Garnet & Kendall

MOTION EA/JM All in favor; Chair not voting

11-4 Don Gross: Crown Pt Drive hit & run - 3 crashes at the same address; and others nearby; Ask to have the City look into it. It's a speeding problem along there. Will be coming back with more info in January.

Re: Mission Bay Drive and steps that lead down to Rose Creek bridge is a problem.

11 -3 Letter re electric scooter policies - letter was sent;

Anyone can send in their own letter separately.

9:50pm

Item 12: EcoDistrict SubCommittee

- UCSD rec'd a grant for Kendall-Frost wetlands for \$2 million to build a new research station

- PB EcoDistrict is applying for a \$4 million grant from JP Morgan Chase related to accessible housing and low carbon mobility - electric vehicles for transport from Balboa Station funding to run 4 drivers for 3 years and purchase the vehicles.

MOTION: EA/PG 9-0- 1 All in favor; Chair abstaining

- PB EcoDistrict Holiday Lane Event on Garnet on December 14th from 4-8pm

9:55pm

Item 13: Elections SubCommittee - Steve Pruet

Michael Prinz has sent by-laws changes into the City.

13 people are on the Board; 8 are up for re-election Ed G is willing to Chair the Elections Committee: Eve, Carolyn, Henish & Jason - every one else is termed-out.

Should have two elections with one on the Saturday the week before the regular Wednesday meeting in March.

HP is OK continuing on as Chair. If anyone else is interested, contact him.

Adjournment at 10pm

Next meeting: Wednesday, January 23, 2019 6:30pm at Pacific Beach Library

NO MEETING IN December