

The Pacific Beach Planning Group  
met at  
the PB Library, 4275 Cass St San Diego CA 92109  
for the regular monthly meeting  
on May 22, 2019, on the 4th Wednesday

Board members attending

Eve Anderson  
Marcella Bothwell  
Carolyn Chase  
Karl Rand  
Ed Gallagher  
Jason Legros  
Paula Gandolfo  
Henish Pulickal  
Steve Pruett  
Scott Chipman  
Brian Delon  
Jim Morrison  
Bill Zent

ITEM 1: Call to Order by the Chair at 6:33pm  
About 55 people in attendance

ITEM 2: Non-Agenda Public Comment

Kristen Victor - C3 Meeting Mission Bay Plan Alt on June 1 at MB High School 10am in Library

Ed Gallagher - free concert - 4:30pm on Saturday Karl Strauss Brew Pub

Scott Chipman - AB 1356 - takes away local control of marijuana business

Dan McAllister - 1185 Archer traffic issues - speed monitor or bumps

Jason Legros - Garnet Corridor Business Vacancies - Survey on 4/26 between Ingraham & and Mission Blvd found 8% on north side 26% on the south side - need to work on ways to redevelop difficult properties. Found vacancy clusters on two blocks between Cass and Bayard and between Everts and Dawes streets and also identified as potentially problematic for redevelopment are a number of shuttered automotive businesses.

Andrew Meyer - ReWild Mission Bay/ SD Audubon Society; grant from USFWS & Coastal Conservancy to look that wetlands restoration; increased access to shoreline in North Mission Bay and also issues related to climate change and sel level rise

Tyler Vanosdell - ReWild Important to my business and I live in PB; fly fishing guide service

Catherine Thieman - PB resident for 30 years Consider support the Wildest Option for ReWild for water quality is important

Carolyn Chase - Environment Committee is hearing Fiesta Island Plan update; Fiesta Island Dog Owners supports Option B. To receive info visit [FIDOSD.org](http://FIDOSD.org) and sign up to receive emails related to future hearings at full Council and Coastal Commission

6:46pm Michael Prinz, Senior Planner, City of San Diego

May 30th meeting at Crown Point Elementary to look at Mission Blvd Improvements 6pm

## Active Transportation Plan

ITEM 3 - Current Agenda no modifications  
MOTION SC/EA All in favor MOTION PASSES

ITEM 4 - Minutes of April 24, 2019 Minutes  
MOTION to BD/SD approved with CC, BD and SC abstaining due to absence MOTION PASSES  
and correcting spelling to: Paula Gandolfo

6:51pm

ITEM 5 - Chair's Report - Karl Rand  
COW Training; includes Brown Act related to open meeting rules; a retreat is technically a meeting of the Board and requires a public place and published Agenda like any other meeting.

ITEM 6: Vice Chair Report - Jason Legros  
CPC meeting isn't until next week - 4th Tuesday of every month 7pm downtown in Silver Room  
Airport Advisory later along with \$ Report

6:55pm

ITEM 7: CRMS Subcommittee (Action Item) (Commercial, Residential, Mixed Use)

7a. # 387860 - 1020 Grand Ave - Vedic Vision Villas

No recommendation from Committee

Demolition of existing commercial building and construction of a 7681 sq ft 3-story, mixed use with four residential units over 3 retail space. Proposed as rentals not condos. 10 off-street parking spaces

MOTION to APPROVE: CC/EA All in favor Chair not voting MOTION PASSES

7:08pm

7b. #614748 - 928 & 930 Beryl St

Coastal Development Permit to demolish existing single family residence and construct two, two-story single family units with roof decks and detached car ports.

MOTION to approve EG/BD 10-1-0 PG opposed, Chair not voting MOTION PASSES

7:24pm

ITEM 8: Election SubCommittee (Action Item)

Elect new CRMS Chair

MOTION EG/PG to appoint Marcella Bothwell as CRMS Chair All in Favor MOTION PASSES

ITEM 9: Elected Reps

7:26pm Council member Campbell - Monica Eselman

Scooter regs passed; vehicle habitation regs passed

ITEM 10: PB Community Update

Henish re Discover PB - listed 220 new businesses since Sept of last year  
new food places coming in to replace a few empty locations

7:34pm

ITEM 11: Mid-Coast Trolley Construction Update - Pete D'Ablaing, SANDAG Construction Mgr

Putting in columns for new bridge over SD River and about to pour; other elements being added to put in the rails; some screen walls have gone in; catenary poles; power housing; more retaining walls; etc etc etc. working on trolley bridge over Balboa; Rose Creek Flyover of LOSSAN tracks being finished on schedule; Rose Creek Bikeway improvements; Project is now over 50% complete by late 2021. [KeepSanDiegoMoving.com](http://KeepSanDiegoMoving.com) hotline: 877-379-0110 to report any problems or [email\\_midcoast@sandiego.org](mailto:email_midcoast@sandiego.org)

Comment by Kristen Victor - what about bicycle access? There are several problems now and ability to go via Rose Canyon has been cut off; should at least have share the road signs where they have to share one lane.

7:44pm

ITEM 12: Mid-Coast Trolley Mobility Hubs - Maria Mangan SANDAG Regional Planner  
Mobility Hub Overview

- Leverages shared mobility services and technology for a seamless travel experience
- Extends reach of transit beyond the first and last mile
- Key component of Regional Plan's 5 Big Moves (New Old Transportation Vision)

#### HUB FEATURES

- transit amenities (lighting, wifi)
- ped (crossing)
- bike (secure parking)
- motorized (scooters, shuttles, NEV, dedicated lanes that may be needed; smart parking)
- support services (anything else that allows services to come to you and reduces need for private vehicles)

#### PAST FEEDBACK - Challenges

- direction connections to sea are lacking
- different needs on either side of I-5
- features at station aren't enough
- safer pathways for peds and bikes

#### RECOMMENDED MOBILITY HUB FEATURES

- e-connections and signage re: connections and improve transit waiting experience
- Multi- use paths on Balboa for ped, bikes, scooters, other rideables
- two-way cycle track on Morena
- Bike boxes, signals, foot rests
- Getting developers to include amenities - ev chargers, smart parking (reserved parking for carpools; parking availability signage); package delivery lockers; car share vehicles

7:55pm Kimley-Horn consultant

- Dedicated pooled lanes on Grand between station and Mission Blvd
- Neighborhood EV shuttles - microtransit and pooled services
- clearly marked dedicated curbspace throughout PB for safe pax loading
- 16 specific improvements for the Balboa Station
- Improvements will be needed in the community - not just close to the station

- be creative about allocating space
- partner with private sector

SEE Info & Conceptual Rendering online at: [SDForward.com/midcoastmobilityhub](http://SDForward.com/midcoastmobilityhub)  
email: [maris.manga@sandag.org](mailto:maris.manga@sandag.org)

8:08 pm public comment

Kristen Victor - I bicycle can you explain some ways that bikes will be able to get around.

Karin Zirk - I've been active in this project for then years now. This excludes people without access to phones/tech etc. A person needs to be able to use cash as well as an app.

The most important issue remains how to get through the intersection at Balboa and Mission Bay Dr. We've made suggestions. It's very unsafe now for bikes, scooters, etc. We use wheels! How can we get from the station safely. Mission Bay Dr is the choke point.

End public comment

Chair - what is timeline status?

A - need to submit to grantors by August 30th to FTA

These are concepts and there are no plans for funding at this time.

Board Comment:

CC - Have you reviewed the recommendations we've already made? They are significant and we've been dealing with this for years. Start there.

EA - Listed many issues - including Bridge over I-5; suggest it be the Balboa/Pacific Beach station

SC - what on that screen is unfunded?

A- dedicated lanes on Balboa with drop zone

HP - we need a paradigm shift from vehicles, parking and roads; we have about the ugliest downtown of any beach community

SP - Bridge over I-5 needs to be the project to get people over to Grand

MB - the station illustration says it all - there's no PB in it at all.

BZ - should have take advantage of opportunities to use eminent domain to do a better job

PG - One problem is turning it over the MTS; we need a regular shuttle on a continuous basis because they are not doing mass transit. Their big busses are empty most of the time. They don't care to take us where we need to go.... Half of our oxygen comes from the Pacific Ocean and we need to protect it.

JM - a ped tunnel was not created at Bunker Hill and that would help.

EG - what the expected station use on opening day? and then 5 years out?

A - don't know right here but the info exists....

EG - .... you'll be challenged to get anywhere in 5 minutes given the traffic. We want to bike but it's not clear this need is being met correctly.

8:32pm INSERT Micheala Valk from Assembly Member Gloria's office

AB1731 did pass Approps and will be going to Assembly floor re: listing of coastal properties for short term vacation rentals. SB50 - was held in Committee - goes to a 2-year bill

SB330 - did receive letter clarifying that it does not remove the 30ft Coastal Height Limit Certificates recognizing Henish P as Chair for past two years

Q: Brian Curry AB1731 Vacation Rentals going for hearing tomorrow. Gloria is proposing amendments but has no position on this at the moment.

8:34pm

ITEM 13: Streets & Sidewalks Subcommittee (Action Item)

MOTION EA/MB: request Traffic Engineering Dept evaluations of intersections at Academy Pl/Chalcedony for traffic calming measures All in Favor Chair not voting MOTION PASSES

At Felspar/Mission Blvd there are two orange poles to block you from falling into the storm drain

MOTION MP/PG request traffic engineering investigate the SE corner of Felspar /Mission to improve pedestrian safety All in Favor Chair not Voting MOTION PASSES

Other issues to look at before next month:

Also had request to have reserved parking for lifeguards

Also issues with speeding at Reed and Fanuel

8:45pm

ITEM 14: Capital Improvements Program (CIP) Ad Hoc Subcommittee (INFO ITEM) Paula Gandolfo

May 30th at 6:30pm meeting to discuss possible projects at 940 Garnet Ave 92109

Open to the public

8:48pm MOVE TO AFTER ITEM 16

ITEM 15: Treasury Subcommittee (Action Item) - Jason Legros

Web Hosting proposal -

8:49pm MOTION to extend meeting JM/SP until 9:30pm 4 opposed (PG, CC, SC,EG)

MOTION PASSES

8:52pm

ITEM 16: De Anza RV Proposed Short Term Site Improvement Project and Management Agreement with Campland (INFO ITEM)

Jacob Gelfand, Campland on the Bay

Re short term clean-up and improvement project for De Anza Cove

Campland has been there since 1969 with 560 sites at Campland

and 260 space at De Anza that the City has been operating with a management company

Sites outside are in disrepair with many mobile homes abandoned.

Existing company pulling out as of June 30,2019 putting city revenue at risk and at risk of closing that site. Some remains have asbestos. The Bike/Ped path as been inaccessible and needs repairs. We've been waiting a long time for revitalization but it will still take many years to move forward on that. Have been working with city to address short-term issues.

Campland would take over existing working area at DeAnza and Campland would remove abandoned sites. They would open and repair the bike path and make connections to other bike paths and repair pool and clubhouse that hasn't been available. Also provide free shuttle between to two locations. Improvement would take place over 5 years while the City is finalizing its plans. We have special expertise given we used to manage this property and we'd like to be part of making improvements.

Would generate additional revenue after sites are cleaned-up and would install camp sites to provide more access that is currently blocked.

- lease at De Anza through 2024

- campland lease extended through 2026
- Campland would commit to \$8 million and would be reimbursed through rent credits over 5-7 years. City used same approach at The Plunge.
- additional \$8.6 million in operational improvements, landscaping
- Whatever is decided for the City's Plan Amendment for De Anza can be implemented when ready

## SUMMARY

- ensures continuous campaign opportunities at De Anza
- cleans up site
- reopen bike and ped paths
- adds 150 campsites
- resolves tolled claims
- adds \$5mil+ for City
- Allows for continued long term planning for De Anza for added wetlands

June 4th - to Mission Bay Park Committee hearing

June 12 - Land Use & Housing

June 24 or 25th City Council Hearing

July 1 - Agreement goes into effect

9:01pm end presentation

Public Comment begins at: 9:04pm

Kristen Victor - on behalf of C3 - is concerned about legal and lease proposals

Linda Pardy - De Anza proposal is inconsistent with EIR and we need more habitat connections

John Hetherington - Environmental Center of San Diego - oppose Campland proposal because we believe there will be an open bidding process and because of existing law suit.

George Hetherington - against it

Jennifer West - agree with it; it brings in \$ and tourism; there is wildlife at campland now.

Thomas Sweet - I grew up here and ran through the weeds, mud and now there is less than 10% of the water flowing in. There isn't enough water in Rose Creek to do what we'd like to have.

Barry Homer - ensure the campground stays open. Campland is the right choice.

Heather Henter - UCSD reserve system- take sea level rise into account - there are millions of dollars of grants to do this and we're willing to help

Kendra Walton - Mission Bay RV Resort Manager providing camping for many families and existing ruins need to be removed. The community will benefit keeping the campground open with help the community and save jobs.

Ryan Karlsgodt - ReWild Coalition - there's some misunderstanding. We're not trying to get rid of camping. There's supposed to be more camping. This is about one lease holder trying to keep their lease that is already expired. They could take over the lease on month-to-month. The City should issue an RFP and not subvert the Planning process.

Megan Flaherty - ReWild SD - concerned about proposal; we all care alot about what happens in this corner of other bay. By creating this extension we're preventing the city from analyzing what we can do. When Campland invests this much money and that will prevent other things.

Vikki Ingham - Have been staying at Campland for the past five years and we need to come to a compromise. It's awful and hazardous and this organization has proven themselves over the years. We want to not close out ReWild we want to work with them.

Bill Tippet - this proposal is premature and rushed and we don't have the necessary info to decide and it would take an area required for wetlands restoration. We're not saying no camping in this area, we just don't want the city pushed without other options.

Jim Peugh - Conservation Chair San Diego Audubon - remind what the Mission Bay Master Plan says - "shall not be developed to the detriment of existing or future habitat areas." and shall contribute to water quality. ReWild fulfills this and Campland is trying to preclude this alternative from being analyzed. This looks like a back door way to let the city go ahead.

Karin Zirk - CEQA sets out a list of requirements for projects to take place If the City doesn't follow the right process they will be sued. This is not anti-Campland this is a pro-CEQA stand. They should take over the existing lease. However to use this to overcome their lawsuit and leverage to get a foothold in DeAnza. We need the best project and we won't get there if we rush into it. IF they invest \$16 million they will not want to walk away. The City has a plan to restore the current Campland property to the marsh because the marsh is dying since it was separated from Rose Creek. The restoration

William Merrill - I've been here before Campland and I'd like to see it happen in a better place. The De Anza Cove is an ideal spot. But we were left holding the bag before they left their junk

End public comment at 9:27pm

and This public comment was submitted online for the DeAnza Campland item:

Message Body:

To: Pacific Beach Community Planning Group

Re: Meeting of May 22, 2019, item #? (De Anza campground)

From: Isabelle Kay, UCSD Natural Reserve System

Dear Mr. Chairman,

I would like to have this comment entered into the record, as I will not be able to attend:

if approved, my understanding is that the DeAnza corporation's investment of \$16.5 million into the DeAnza RV campground and adjacent areas will commit the city of San Diego, and by extension the public, to choose and pay for this particular plan without due process, over an undetermined period of time, and with undisclosed future consequences. This money would be better spent by the city on priority projects such as wetland restoration, which is currently the highest priority item in the Mission Bay Master Plan. Each year that wetland restoration does not commence in the northeast corner of Mission Bay further jeopardizes the endangered species that depend upon these wetlands, and that are the city's legal responsibility under the Endangered Species Act. Each year the city fails to avail itself of available funding specifically for coastal resilience and wetlands restoration planning, opportunities are lost for cost savings to the public, for timely infrastructure protection, and for collaboration with the University of California and other experts to bring the best available science and technology to this pressing need.

ITEM 15: Treasury Subcommittee (Action Item) - Jason Legros

Web Hosting proposal -

MOTION to Approve website Domain Transfer and web hosting ALL IN FAVOR MOTION PASSED

ITEM: Treasurer Report - Starting Balance \$500

Budget until June 30th

ITEM 17: Other Subcommittees and Reports

Airport Advisory Committee - Jason Legros - Original Airport Development Proposal showed SANDAG Mobility proposal

NO REPORTS:

Treasurer - TBD

PB Community Parking District - Jim Morrison - no report

Communications/Tech - Jason Legros

Special Events - Ed Gallagher

Short Term Vacation Rental Working Group - Karl Ran

ITEM 18: Adjournment at 9:32pm

NEXT PBPG Meeting: Wednesday, June 26, 2019 - 6:30pm - same location PB Library Community Room