

# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

Pacific Beach Library 4275 Cass St, San Diego, CA 92109 Wednesday, August 28, 2019

## Board Members Attending

Jason Legros, Vice Chair

Carolyn Chase, Secretary

Steve Pruett

Henish Pulickal

Ed Gallagher

Bill Zent

Karl Rand, Chair

Scott Chipman

Brian Delon

Joe Bettles

Eve Anderson

Jim Morrison

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Marcella Bothwell - absent, ill

Paula Gondolfo - absent

Junior Leoso - absent

## Minutes with Notes

Item 1 - 6:30 /6:33pm

### **Call to Order, Quorum Count**

18 members of the public in attendance

Item 2 – 6:31

**Non-Agenda Public Comments** (1 minute maximum per speaker)

Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

Scott Chipman - I'm working with groups against marijuana  
Don Gross - showed photos of lifeguard station entrances that they like

Karin Zirk - Coastal Clean-up Day is on September 9am - noon in Lower Rose Creek or lots of other sites  
and on Saturday, Sept 28 from 4:30-6:30 is the 3 bridges nature walk

Eve Anderson - recommended solar activated sensor lights

Jim Morrison - Housing shortfall - we need more density

Sara Berns, Discover PB - PB Restaurant Walk on

September 11, tickets for \$25; Parking Advisory Board has been dormant but is getting active again and we need 3 reps from the PBPG - Chair of Sidewalk Committee, 1 biz rep and 1 community rep. Will call a meeting when they get reps. Group is made up of reps from different groups. BeachFest is October 5th

Item 3 – 6:36 / 6:44pm

**Current Agenda - Modifications and Approval**  
**All in favor of existing agenda**

Item 4 – 6:36 / 6:45pm

**July 24, 2019 Minutes - Modifications and Approval**  
MOTION to approve EA/SP All in Favor with EG abstaining due being absent MOTION PASSED

Item 5 – 6:37 / 6:45pm

**PBPG Chair's Report**

Presenter: Karl Rand Order of agenda items;  
Everyone wants to be early on the Agenda. We have an obligation to put project items first. Some issues are not always ripe for review. In the case of the scooter issue, I placed it on as a brief information item, rather than for action at this time. I also think items should be presented in an even-handed way, not just one-sided.

Item 6 – 6:40 / 6:53pm

**PBPG Vice Chair’s Report**

Presenter: Jason Legros CPC update; General Plan Housing Element Update will have a Workshop 6-8pm on October 1st; Mayor's office has a proposal of sidewalk vending regulations; SP attended CPC and did a presentation and proposed a motion for CPC to request that micro-mobility biz provide data about their rides. The motion was tabled for it to be re-drafted for next month for the Mayor /City Council to propose to make this request and also to get background on what data and who has it and who could use it.

Airport Authority Advisory Update: revision for EIR for redevelopment will be coming out. Check their website. I need to find someone to replace me on this Board. It meets every other month on the 3rd Wednesday at 4:30pm at the Holiday Inn by the airport. Typically an hour-and-a-half meeting and there is free parking. Jim Morrison will attend.

Treasurers report - trail until later

Item 7 – 6:45 / 6:57pm

Monica Eslamian - **Councilmember Campbell** - Council is

on legislative recess. Start again on September 9th.  
Sidewalk vendor ordinance is coming up; has already passed through one sub-committee. Send any feedback.  
We will be scheduling an open door meeting for PB soon  
Q - are you in touch with the project in and around the golf course? seems no progress  
ME - I'll look into it

**Item 8 – 6:55 / 7:02pm (about 25 people in attendance)**  
**CRMS Subcommittee (Action Items)**

a. #368395 -- 4530 Ingraham Street Apartments Presenter: Aaron Borja Demolition of an existing dwelling unit and construction of 13 residential apartments totaling 9682 SF using an affordable housing density bonus to increase from 8 to 13 units. Subcommittee recommended approval 2-0

First affordable housing project in PB since 2016; one studio for very low income for about \$936/month; just north of Garnet on the west side of Ingraham. 7 parking spaces. There are currently 4 individual lots (25 by 62.5 ft) that provides 2 units each (one du and one companion unit) Must maintain setbacks and have a 600 sq ft average and cannot exceed 800 sq ft for any unit. Using affordable housing density bonus it will be 13 total units: 3 studios, 6, 1 bedroom and 4, 2-bedrooms; 3 stories. Solar panels integrated on the flat roof.

Q - so how many affordable units?

A - one very low income is the only price-restricted units but according to the PB Community Plan, the one-bedrooms are

considered affordable too (since they will be small - but they will be market rate)

Q: What is definition of very low income?

A: 30% of 50% of the Area Median Income and they have to apply each year

Q: Then the five density bonus units aren't income restricted?

A: No, and it's because we're within half-a-mile of a major transit stop and they are size-restricted.

Comment: so you're getting 4 additional units for having the one very-low income unit and it had to be comparable to the other units according to the size requirements

MOTION to Approve: JM/JB

Comments:

SC - at least 17 people will be living there with only 7 spaces and I don't know anyone living here without a car

JM - I know of five people who don't own a vehicle and that's a growing trend for young people and they use scooters too

BZ - I don't think we should be approving anything without one parking space/unit. You shouldn't be able to rent units to people with cars, without parking.

VOTE: 10 - 1 - 1 with BZ voting No; Chair not voting;

MOTION PASSES

(about 20 people in attendance)

7:25pm

b. #637474 -- 1436 & 1438 Hornblend Street Apartments  
Presenter: Ryan Cloud

Demolition of an existing duplex and construction of four apartment units in two duplex buildings. Subcommittee recommended approval 2-0

Between Gresham and Haines' Zoned RM-2-5, allowing one DU per 1500 sq ft = up to 4 units on the property.

Will build 3 stories with 4 units for long-term rentals; no short term rentals. Market rents. 2 parking stalls per unit (total of 8) 3, 2 bedroom and 1, 3 bedroom units. Building quality, not quantity. Energy efficient; many amenities; showing 2 solar panels/unit on the roof; Existing property has no drainage plan and it's receiving water from surrounding properties, so there is a drainage plan to direct water to the street.

Q: Do you know what the rents will be?

A: Imagine somewhere around \$3,000/month range and the 3-bedroom would be more

Q. The back illustration shows no windows....shouldn't there be one to allow views over parking there for security?

A. Good suggestion

Q. Is there anything that prohibits them from being short-term-rentals?

A. Not sure. Not that we're aware of

Q. Lighting?

A. As many LEDs as possible

EG - please make sure lighting is shielding and what about

fencing?

A. I didn't show it on all slides there is fencing that meets requirements

Q: Is existing duplex 2 stories?

A: no it's one story. On other sides are two-story

MOTION to Approve EG/BD 10-1-1 with BZ voting no

7:41pm - 14 people in attendance

c. #613700 -- 3943 Ingraham Street Companion Unit

Presenter: Moises Villegas Construction of a detached two story companion unit. Subcommittee recommended approval 2-0

Located north of La Playa and south of PB drive on east side of Ingraham; Existing 2-story duplex; proposing new 2-bedroom Companion Unit at the back of existing duplex with total of 734 sq ft. Total of 3 parking spaces for the entire lot.

Q - How many bedrooms on this property? and are parking spaces assigned

A - 5 total for the whole property and parking is first come, first serve. We're not required to provide more parking.

HP: Property was sold just 2 years ago, what's the current set-up?

A. 2500 sq ft Single Family home

HP: but it was advertised for three units.

Q: What are the plans for the units?

Owner: I just got married and plan to live there and we rent out the bottom unit. We own souvenir stores along the boardwalk and want to live in PB.

The owner answered - it's actually a duplex and the old owners used it as a rental. My brother and myself live in the top unit. It will be seven bedrooms total.

Comment - 7 bedrooms with only 3 spaces - I would like us to do a survey and find out how many are living with /without cars and if they have a designated space or on the street

MOTION JB/BD to approve: 10 - 1 -1 with HP voting no because the plans don't match what was on the sales record  
MOTION PASSES

7:54pm - (15 in attendance)

d. #630011 -- 1836 Reed St Residences Presenter: Greg Goertzen Demolition of an existing single family residence and construction of two single family homes with detached carports, on two separate lots. Subcommittee recommended approval 2-0.

Each new home is 4-bedroom (nearly identical) with two on-site parking spots (total of 4 spots for two units) Between Lamont and Kendall, south of Grand, west of Lamont, Two, 25 x 125 lots; garages in back. yard of about 20x 20 for each. Three stories with roof decks. Drought tolerant landscaping. Not for Vacation rentals. One new street



parking space created with removal of existing driveway. 3-foot fence in front and 6-feet on the sides.

MOTION CC/SC to Approve All in favor MOTION PASSES

Item 9 – 7:45 / 8:01pm

**Streets and Sidewalks Subcommittee (Action Item)**

Presenter: Eve Anderson

- Update on Lifeguard designated parking spaces project by Joe Bettles - moving forward and I'll check again before September

- Summary of Gary Chui presentation at August 14 S&S meeting;

Senior traffic engineer in charge of anything re ADA or private improvement in ROWs, installation of sidewalks and in charge of 160 bridges. I will send a report on who to contact when you have a problem. There is a method for evaluating sidewalk improvements. #1: ADA improvements; and looks at what are impediments; if they can do it in house, it's easier. They also like to get petitions from neighbors so they don't get blowback.

- Proposal to recommend prioritizing sidewalk installation at 800 block of Agate;

The 800 block of Agate- there is a disabled child who lives nearby and a senior facility; but there is also an older tree and some other landscaping. It's the only section along there that has no sidewalk.

Frieda ? (neighbor) - I was not aware that someone could be

against a sidewalk there. I haven't talked to anyone there. I think they are renters. The tree is lifting up the road and ruining a parking space. I put in on Get It Done.

MOTION SC/JM Recommend prioritizing sidewalk installation at 800 block of Agate

MOTION Passes - 11-0-1 CC abstaining due to lack of photo

NOTE: NO S&S MEETING IN SEPTEMBER

EA - please put up a sign so that people know they have to fill out a speaker's slip to speak on any item

Item 10 – 7:55 / 8:12pm

**Mission Boulevard Plan Update and Q&A (Information Item)**

Elizabeth Ocampo Vivero, Senior Planner for the City will present final concepts of the Public Spaces & Active Transportation Study funded by SANDAG, and will answer questions regarding its implementation. Note: A Community Open House on this topic will take place immediately preceding our meeting (4:30 to 6:00 pm).

SANDAG Grant funded; Planning Department led; Had a meeting just before this one. Identify improvements in the public ROW for walking and biking and transit access on Mission Blvd Between PB Drive and Diamond. Have held 3 workshops so far. Taking input via emails, phone and in person.

Existing Conditions on Mission Blvd:

Diamond to Felspar is 2 NB lanes and 1 SB lane/ parking on both sides

Felspar to PB Dr it's 2 NB lands and 2SB travel lanes/ center turn lane/ no parking

Proposing: 1NB and 1SB and one center lane (for turns) and a one-way cycle track on both sides.

parallel parking on each side that would add about 32 spaces

Have prepared a "30% Design" to view and it will be on project website via the Planning Department in the Pacific Beach section at [SanDiego.gov](http://SanDiego.gov)

Includes roundabout at PB Drive and Mission Blvd.

"Woonerf" Concept on Garnet Ave to widen pedestrian areas between Mission and Crystal Pier; currently has angled parking and those would be removed. Turnaround would take place at alley west of Mission.

Proposing reducing width of vehicle lanes at Grand and having enhanced pedestrian area/plaza. Enhanced lighting and street trees.

From Thomas Ave to Ocean Blvd - remove parking spaces on Ocean Blvd. Widen pedestrian area while maintaining vehicle access.

Oliver Avenue - some city-owned property there can

enhance pedestrian space.

Study coming out soon and will be online at the City's website, Planning Department  
Michael Prinz will be staff contact for this. Can email questions and comments to him.

Item 11 - 8:20 / 8:31pm

**Balboa Area Station Area Specific Plan (Action Item)**

Presenter: Carolyn Chase Report on August 1 City Council hearing and proposed follow up correspondence.

Council vote unanimously to approve Plan but did not address our more important issues which are laid out in the proposed letter.

Second reading hearing will probably be in September on a Tuesday.

The draft letter addresses issues in the prior letter and requests action again on the issues they didn't address yet.

Public Comment: Karin Zirk, Friends of Rose Creek  
What is the point of proposing improvements without protections for Rose Creek? I support the new letter that addresses many shortcomings.

MOTION: SC/EG to Approve letter as drafted and SC can probably attend the second reading

Comment:

HP - just sent out an article showing that car ownership is in decline and we are spending more than \$200 million/mile on

the mid-coast trolley. Meanwhile Elon Musk has shown that tunnels can be bored, but Council is ignoring this saying it's a problem with earthquakes. Village zoning without parking is a step in the right direction but it's not enough. We could get improvements with tunnels in this area. We need to consider different solutions to our problems.

VOTE: All in Favor MOTION APPROVED  
Eve may also be able to attend.

### **Community Plan Update Procedures and Timing (Information Item)**

Item 12 – 8:35 / 8:45pm

Micheal Prinz, Community Planner, will discuss the City's procedures for updating community plans, and will advise on the timing for updating the Pacific Beach plan.

The City set a prioritization process for updates based on a number of factors including demographics, housing forecast, funding etc. PB is in the second tier of the list and is not in this year's budget. It is likely it would come in the next couple of years, but it's unknown. It's evaluated on an annual basis and verified via the budget process.

The Plan Update process is a 3-year timeline from start to finish for any given plan. Process is to identify vision, goals and priorities for the next 15 - 25 years for how the community should grow. It's been several decades since it was last adopted for PB. University City, Clairemont and Kearny Mesa are in process now.

Q: Are there Guidelines for doing it and can we begin a

committee to consider it now?

A: There is a Community Plan preparation manual that was prepared a few years ago. I'll check and see if it's online or not. You could create your own committee now, but we discourage that because we don't know the timeline and issues could change significantly. One example: parking changes; Another housing crisis. Another: Climate Action Plan.

EA - current plan was from 1994 - how do move it up?

A - anything in the current plan is eligible for grants.

BASASP is a Plan Amendment; The Mission Blvd process is an update.

CC - What if we don't want a Plan Update?

MP - we would take that into consideration

CC - Please note that the key purpose for a Plan Update is to increase growth/density zoning in the Plan area and at this point reduced parking, and BASASP was a huge increase in density and we're already having problems with infrastructure improvements for that. We may not want a Plan Update in the foreseeable future.

EG - Can you share the Guidelines you mentioned? There's a lot in the current Plan that's good and a lot that hasn't been accomplished. .... could there be areas that could go over 30 feet?

MP: Coastal Height Limit of 30 foot was adopted by public vote in 70s so anything over that height would require vote of the people. Yes I'll share the Guidelines.

JL - I just recalled that at CPC it was announced that second reading of BASASP will be on September 10th but it hasn't been docketed yet.

Item 13 – 8:45 / 9:03pm - (4 people still in attendance)

### **Scooters Update (Information Item)**

Presenter: Bill Zent

- Review recent developments including Councilmember Bry's call for moratorium.

I put up a website ([scooterban.com](http://scooterban.com)) for comments and with a petition to ban scooters and have collected 1242 signatures and 516 comments so far.

Bry contacted me and was very supportive and asked us to present at the 9/10 Council meeting.

There are numerous cities who have banned them. I would like to group to support a ban and have it as an action item on the next Agenda. Bry sent a letter supporting a Moratorium (which we see as a ban for a limited period of time) and the petition says to support her position.

CC - Do you believe you can achieve a ban or do you see this as a step to get into negotiations for better regulation?

BZ - we need to do something to reduce the chaos and it could lead us to get more limits

KR - I don't see what the timing should be; we'd like to get pro-scooter people to provide input. I'd like to follow a good process since this has the capacity to consume enormous amounts of time without anything specific.

Item 14 – 8:50 / 9:15pm

**Other Subcommittees and Announcements**

Special Events: Ed Gallagher - BeachFest on Saturday, October 5th and I need volunteers to work the table and I'd like a canopy; we don't have anything and we'd like to have signage. Ed will look into it and figure it out.

Treasurer: Jason Legros a little over \$400 in the bank

Item 15 - 8:55pm

**Adjournment at 9:23pm**

**Special Note: No S&S Meeting in September**

**Next PBPG Meeting:** Wednesday, September 25 2019,  
6:30 - 9:30 PM – Pacific Beach Library

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