

Pacific Beach Planning Group

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

met on

Wednesday, August 12, 2020: 6:30 PM

via Zoom Conference

Attending \* Numbers indicate Board members

1 Ed Gallagher

2 Adrienne Gallo

3 Paula Gandolfo

4 Carolyn Chase, Secretary

Richard Schwartz

Cathie Jolley

Dave Schwab - Beach & Bay Press

Denise Friedman

Mark Christopher

5 Karl Rand, Chair

Maria Garcia

6 Brian Delon

7 Joe Bettles

Brian Curry

John Lilya

J Lilya (Mrs.)

John Thickstun

Michele Knapp

8 Grant LeBeau

Regina Sinsky

Michelle Valk, Assemblymember Gloria

Kathy Archibald

Brian Lewis [ThinkBrian.com](http://ThinkBrian.com)

9 Marcella Bothwell

10 Scott Chipman

6:30 pm quorum

11 Jonathan Cole

Eve Anderson

Call to order

Greg Daunoras

12 Brian White

13 Jessie Beckman

Barbara Bailey

Deborah Marshall

Paige Hernandez

Brian Lewis

Jim Marshall

14 Jim Morrison

Mark Hirshfield

Acacia Clark  
Jordan Beane - Councilmember Campbell's office  
Jim Gottlieb  
Christie Davis  
15 Steve Pruet at about 7:20pm  
Wendy Gelernter  
Larry Stowell  
Andrew Meyer, Audubon  
Karin Zirk

Item 1 - Call to Order at 6:32pm , A Quroum is 9

Item 2 Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG

- Eve Anderson - Congratulates Karl and Planning Group and PB about the article re trying to save the mosaics on the old Home Savings Building.... By next month should have a complete list of block captains for our Garnet project. Shop Locally!

- Brian Curry - latest redition of what we want to do on the Rec Center "Tree of Life: mosaic

Item 3 Current Agenda - Modifications and Approval

6:35pm

Motion by PG/MB to change order of items to move Item 12 up to the beginning of the meeting

Motion passes 8-4-1 JB abstaining, MB, JB, SC EG voting No MOTION passes, Chair not voting

ITEM 12 - taken out of order next: Procedures and Rules of Order: (Information Item)

Paula Gandolfo will discuss Rules of Order and decorum.

PG read a statement about the Brown Act and Roberts Rules for maximum fairness to all... and requested we schedule a presentation on Roberts Rules and the Brown Act. Doesn't feel our votes are truly transparent and now we have new Board members and some may not be playing with the same set of rules and we should work with the same set of rules.

Chair - COW Training is available onilne and includes the Brown Act it's required for all members and good to review from time-to-time; I fully support this kind of training. Suggested we contact local Chapter of Paliamentarians a non-profit to do the training.

Electronic Community Orientation Workshop (E-COW) training online a (includes Brown Act): <http://www.sandiego.gov/planning/community/resources/cow/ecow.shtml>

To meet the criteria for indemnification, a COW or ECOW must be completed within 60 days of being elected.

Item 4 July 8, 2020 Minutes - Modifications and Approval

Minutes Approved All in Favor, no changes, Chair not voting

6:52pm Item 5 PBPG Chair's Report by Karl Rand

Re: STVR details of ordinance based on Campbell's deal with Expedia are still being drafted. Once drafted we should have a Special Meeting. Tier 3 investor-owned unit restrictions for specific communities are being sought by local community reps or they plan to oppose it.

Chase Bank Mosaics - good article and I feel we have to try and be ready to save the mosaics since it's unclear the building could be saved. It appears they plan to build a smaller building in front of the current one (into the corner)

3535 Promontory issue - voted against this after second review. The Community Plan could prevent the applicant from doing a curb cut on Ingraham.

Item 6 PBPG Vice Chair's Report by Jason Legros (absent) CPC update

Item 7 – 6:57 pm Development Project Reviews (Action Items)  
Moderator: Development Subcommittee Chair Marcella Bothwell

7a. #664335: 3983 Kendall Street

Presenter: Maria Garcia, owner

Description: Process 2 Coastal Development Permit to convert a previously permitted guest quarters currently under construction into a permitted Companion Unit. The 0.11 acre site is located in a RM-1-1 Zone. The Development Subcommittee recommended approval 2-0 at the August 6 meeting. In a Transit Priority Area. Corner of Kendall & Fortuna

MOTION to approve JM/JB All in favor, Chair not Voting

7:06pm

7b. #652342: 4928 Crystal Drive

Presenter: Mark Hirshfield

Description: Process 3 Coastal Development Permit to remodel and add square footage to an existing dwelling, and to convert a portion into a Companion Unit, and to convert the existing garage into living space. The 0.153 acre site is located in a RM-1-1 Zone. The Development Subcommittee recommended approval 2-0 at the August 6 meeting. Convert the duplex to a single family unit and an ADU. Convert 2-car garage to kitchen/living area; Convert driveway to permeable surface.

New configuration will be: 5 bd/3 ba with 1 bd ADU and new landscaping; 2 tandem spaces - current garage was not used for parking; FAR is 0.75

MOTION to Approve AG/EG 12 - 2 - 1 PG and SC voting no SP abstained due to late arrival

MOTION passes, Chair not voting

41 participants

7:25pm

7c. #645140: 3810 Crown Point Drive

Presenter: Mark Christopher, Architect

Description: Coastal Development Permit to demolish a single family residence, attached one car garage and carport, and to construct a 4324 square foot two story single family residence with a basement, guest quarters, roof deck and an attached 426 square foot Companion Unit. The 0.126 acre site is located in a RM-1-1 Zone. The Development Subcommittee recommended approval 2-0 at the August 6 meeting. 2- car garage and one additional space

outside. Flexible number of bedrooms from 1 to 3;

Lots of features; partial basement; hot tub.

MOTION to approve: JM/SC 13-1-0 Chair not voting and EG voting No; Chair not voting

7:40pm

Item 8 – (was scheduled for 7:30) Streets & Sidewalks Subcommittee Update (Action Item)

\* Chair's Report: Jessie Beckman showed photos of new lifeguard parking/signs, quite a few accidents along Beryl at Kendall; Heard from Gary Pence, traffic engineer to do a traffic study that could take 90 days; 1109 Tourmaline regarding dispute over sidewalk repair; City has 3 different plans and they want our input on our design. Will present at the Sept Streets & Sidewalks meetings and then at the full board in October where we can take a vote on a plan. Regarding timing at I-5 exit by Jefferson Pacific where sometimes cars are backing up on to the freeway during rush hour. If you observe issues, let her know.

7:43pm

\* Flooding problem update by Scott Chipman emailed and showed photos related to flooding near Mission Bay High. Came up in 2013 and he also sent the letter we sent at that time. Came within a foot of flooding the football stadium. They clean out the ditch about every 4-5 years and then it grows in again and floods. Sad that the city can't put it in regular maintenance schedule; some is cement and easier to clean; some is dirt and will always grow back. Ask for urgent cleaning of the ditch (where urgent would probably still take 6 months) and if they wait it will cost more.

Jordan Beane - Council 2 - we hope to make progress

7:48pm

\* Slow Streets proposal for Hornblend by Ed Gallagher

I've been speaking with Jordan in D2 about expanding it and I haven't found a lot of criticism about it. Proposed to expand Slow Streets from Diamond St - South along Bayard / East-west along Hornblend St

A 3 mile walking/jogging/biking U-shaped loop and creates more open air space

MOTION EG /SP Letter to City Council/Mayor recommends immediate expansion of Slow Streets program in PB by adding:

Hornbland St from Noyes to Bayard and Bayard St from Hornbland to Diamond thereby creating an approx. 3 mile-long U-shaped Slow Street

Q - what happens exactly when it becomes a Slow Street?

A - They closed Diamond St to close traffic; people who live there can use it as it is. What happens is they put up signs.

AG - Have the residents along the streets been consulted? I'm all in favor along HB but I have questions about Bayard.

D2 - there's a process to go through

PG - Hornblend is a great candidate and it's way to spare communities from cut-through traffic and route it via Grant or Garnet...

SC - Could we separate Hornblend from Bayard? Don't support the loop idea, it's just streets

GL - how about not being specific, but just supportive of adding streets.

VOTE: 11- 3-0 voting no: SC, CC, AG Motion passes, Chair not voting

8:03pm - 37 people attending

Item 9 – (was scheduled for )7:50 Community Park Renaming Proposal: (Action Item)

Paige Hernandez and Regina Sinsky-Crosby will present a proposal to rename the PB Community Park the "William Payne Community Park" under City Council Policy 900-20 that states the criteria and process for naming parks and other places in the City. Has been endorsed by PB Town Council, beautifulPB, PB Democratic Club and Payne's godson.

The proposal is to name the PB Community Middle Joint Use Field Payne Park after the first black teacher in PB in showed UT articles titled: "Hiring of Negro Teacher Defended" from Sept 1945; And in Oct "1900 Beach Dwellers Insist on Negro Teacher's Removal" with the racist idea that only black students needed black teachers. He was the second black teacher hired, the first man; the first was Lorraine Von Lowe in 1942; He died in the 1970s. They asked 1900 signers for the petition to rename the park to "Fannie and William Payne Park" as a symbolic act to reaffirm people of color in our community and speak out against past hate. 2719 have signed so far.

Chair Notes: City Council member has asked for our recommendation.

MOTION CC/JM to recommend renaming the park to "Fannie and William Payne Park"  
14-0-0 All in Favor, Motion Passes, Chair not Voting

8:20pm

Item 10 – (Scheduled for 8:20pm) Land Use Planning Subcommittee Report: (Information Item)

Chair Carolyn Chase and Steve Pruett will provide an update on the Subcommittee's actions regarding the City's Complete Communities proposals and the California Legislature's pending land use bills.

CC - summarized the packages of the Park Master Plan & Complete Communities Housing Solutions programs, changes to Development Impact Fees (DIFs) and increasing density and FARs along Transit Priority Areas in an opt-in program. 30 foot height limit stays in place and Process 2 and above reviews in the Coastal Zone stay in place. Height limits removed in the rest of the city (except airport restrictions).

Goal is to incentivize developers to build more and more affordable housing by reducing Development Impact Fees and increasing allowable Floor Area Ratio (allowing bigger building envelopes); They also reduce public review for projects in the program except in the Coastal Zone. Significant public comments have been made by independent park planners and affordable housing experts and planning groups suggesting many changes. These comments have been posted to our board email list and can be emailed upon request.

The Housing Program reduces all four DIF areas (parks, libraries, transportation, fire) for units from 500 - 1250 sq ft on the sliding scale where units of 500 sq ft or less are zero DIFs and the DIFs begin to decline at 1250 sq ft.

There are two major changes in the Park Plan and many other important "minor" ones:

The main change is removing the land-based standard for parks and replacing it with a Points-based system that is designed to add infill items into existing acreages. This is controversial and the city has made some adjustments to the system but it fundamentally changes planning for increased park acreage and biases planning towards filling in open areas. It also removes language from the Recreation Element that protects public parks from

commercialization.

The other major change is decoupling growth-related DIFs from the communities where the growth occurs. These funds are not supposed to be used for existing deficiencies. The city says they will be used for improvements. They are doing this now for parks and I've been told they plan to do it for fire and libraries as well. The DIFs would be preferentially allocated to "Communities of Concern" defined by 35 indicators related to the Climate Action Plan and Equity Index. The LUP supports equity and the underlying problem is underfunding of parks.

This is an INFO item tonight to take questions and urge you to get answers to any of your questions now, or before it comes back as an action item.

8:35pm Questions and Comments

Chair - looking to do a Special Meeting to take Actions

PG - need to address the loss of water, plans should deal with storm water

SP - We need consider the entire basket of changes together and also what's happening at the State.

M Valk - Assembly has made amendments and sent back to the Senate and has to pass both houses by Aug 31. Gov has to sign or veto by Oct 1. A lot of bills went to the Local Gov Committee except SB1085 Skinner and SB899 each went to Housing Committee SB1385 died in Committee. We are in the second year of the session.

SP - we'll address the Assembly bills at our LUP meeting on Tuesday so would like to have a Special Meeting next week so we can take action at the Board level as soon as possible to the State.

8:50pm - 29 people still online

Item 11 – (scheduled at 8:50pm) ReWild Mission Bay Project Update: (Information Item)

Andrew Meyer will provide an update regarding the Supplemental Environmental Project (SEP) proposal by the City as part of the Tecolote Creek Discharge Settlement Agreement. The ReWild project looks at what Mission Bay used to be (in 1857 it was mapped as Bahia Falsa) and showed photos from the 1930s, 40s showed concept map from 1949 that didn't exactly happen when Mission Bay Park went in with dredging and piling up islands here and there. Did a ReWild Mission Bay Feasibility Study with a grant from the Coastal Conservation and USFWS for doing wetlands restoration. It's online at [ReWildMissionBay.org](http://ReWildMissionBay.org) and looked at NE corner of Mission Bay. Advocating now for Alternative 3: Wildest as one of the best locations in the city for wetlands restoration. It has the key components with fresh water from Rose Creek and tidal area. Regarding sea level rise in State Tidelands - shows City of San Diego Vulnerability Assessment from July 2019. It's a critical component we need to think about with PB and Mission Bay. Alternative Commits the City to a new- equally-analyzed alternative, 80 more acres of tidal marsh by 2100 with sea level rise (in addition to existing Kendall-Frost area). Includes upland and transitional zones for the marsh. Refocuses the project on water quality improvement.

In January of 2016 a damaged sewer spilled raw sewage into Tecolote Creek - almost 7 million gallons for about 5 days into Mission Bay. The Regional Quality Control Board negotiated a settlement of \$2.5 million and agreed to fund about \$1.25 million supplemental environment report. Includes additional millions in sewer upgrades so it doesn't happen in the

future.

City is submitting proposal to the Regional Board for the Supplemental Environmental Program (SEP). There's a lot in it.

City is committing to analyze a new Alternative in the De Anza process at an equal level to the others.

Shared past comments related to this area from 2016 and 2017: Scenery objectives; foster ecotourism; recognize water quality improvements as the primary performance objective; increasing habitat; plan with sea level rise; promote public access esp. for bike and pedestrian access. Other comments related to recreation are not addressed in this SEP. Lots of groups are supporting the ReWild Coalition

The SEP was released in Mid-July and public comment ended August 10th. The Regional Board may hear on Sept 9th. This is a water quality violation settlement so the Regional Board has to approve as it moves forward where City Council will make a choice between the alternatives. Settlement says implementation of SEP is to be completed within 36 months. The SEP adds a new Alternative to the De Anza process.

CC - Make sure the notices for the new De Anza EIR are sent to the PBPG in time to decide to recommend an alternative or not.

JB - what can we do to help this process?

AM - There's time for public comment at the Regional Board on Sept 9th it would be great to have comments there. The plan for the uplands areas is uncertain and I would suggest directing comments toward that area. That's our chance to get a better alternative from the City. C3 has done a plan showing how other uses would work with this Alternative.

JB - what about the Coastal Commission

AM - Coastal Commission hasn't weighted in since City hasn't released the EIR yet.

NOTE: Item 12 was moved to the beginning of the meeting

9:19pm - 25 people still online

Item 13 – (scheduled for 9:05) Government Representatives' Reports:

Jordan Beane for Councilmember Campbell, Currently on August recess; next Council meeting is on Sept 1 and not sure what the docket is yet.

Michaela Valk for Assemblymember Gloria: I spoke about the schedule earlier. Those over 70 rec'd a year extension for their driver's licenses.

Item 14 – (Scheduled at 9:20) Adjourned at 9:26pm

Thanks to all!

Upcoming Meetings:

Land Use Planning Subcommittee: Tuesday, 4:30-6pm

Streets & Sidewalks -- August 26, 2020

Development Review – September 3, 2020

Full PBPG -- September 9, 2020

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