

Karl Rand

Subject: FW: [PBPG Board] Draft Minutes for PBPG October 14, 2020

From: Carolyn Chase <
Date: Thu, Oct 15, 2020 at 11:18 AM
Subject: [PBPG Board] Draft Minutes for PBPG October 14, 2020
To: PBPG <board@pbplanning.org>

OCTOBER 14, 2020
PBPG MINUTES

The Pacific Beach Planning Group
met via Zoom Conference
on
Wednesday, October 14, 2020

- Attending
- 1 Jason Legros
 - 2 Steve Pruett
 - Frank Gordon
 - Michele Knapp
 - Laurel Ehrenfreund
 - 3 Carolyn Chase, Secretary
 - Dave Schwab
 - Peter Arcidiancono
 - Karen Mulqueen
 - 4 Brian White
 - Sarah Lisa
 - John & Joyce Lilya
 - 5 Scott Chipman
 - 6 Karl Rand, Chair
 - 7 Marcella Bothwell
 - Gordon Froehlich
 - Regina Sinkey-Crosby
 - 8 Arienne Gallo
 - Gabriel Roseman
 - 9 Joe Bettles Quorum at 6:29pm
 - 10 Ed Gallagher
 - RJ Kunysz
 - Grant Lilya
 - Eve Andersen
 - 11 Grant LeBeau
 - Lisa Lazarus
 - Ambrose Wong
 - Brian J. Curry
 - Kevin Vincent
 - Monique Tello, District 2 Council rep
 - 12 Brian Delon
 - Greg Daunoras
 - Suzanne Lanham
 - Zach Ehrenfreund
 - Maleeka Marsden
 - 13 Paula Gandolfo, 6:45pm

Aaron Burgess, 6:50pm
John Terell
Gabriel Roseman
Miller Saltzman, Senator Toni Atkins rep
Victoria ? - Roberts Rules consultant
Kathleen Neil
Tracy Dezenzo
Maleeka Marsden
Check's iPhone
Courney Roth
Karin Zirk
Katie Matchett

Jonathan Cole noticed at 7:10

Jordan Beane
14 Jim Morrison joined at 7:14
Chris Brewster
Barbara Bailey
Chris Olson
Jim Gottlieb
Michaela Valk, Todd Gloria rep 8pm
Paige Hernandez at 8pm
Sara Berns, Discover PB at 8pm

Absent members: Jessie Beckman, Junior Leoso

Quorum is 9 members - Quorum at 6:29pm - 26 people online attending

Item 1 - Call to Order at 6:34pm 31 attending online

Item 2 Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG. Town Council is doing power washing and we are helping get donations. Mainly dealing with dirty streets and sidewalks, got a tree trimmed via Get It Done app. Main thing is to get businesses to know each other hope to get to doing art and other projects.

Eve Anderson - We now have Ten Block Captains on Garnet from Crystal Pier to Ingraham we also now have addresses and contacts.

Scott Chipman - Can we find ways to invite more of the public to these meetings?

Brian White - Removed weeds from North Mission Bay Drive and also Soledad Mtn Road median with volunteers including from Church or Latter Day Saints; Showed improvements from power-washing/gum removal.

Jason Legros - Send an email to meetings@pbplanning.org to be added to receive meeting announcements.

Item 3 6:43pm Current Agenda - Modifications and Approval
Motion to Approve SteveP/JasonL Passed without objection

Item 4 September 9, 2020 Minutes - Modifications and Approval

Motion to approve Minutes by Steve/JasonL Passed without objection

Item 5 6:47pm PBPG Chair's Report by Karl Rand & Vice-Chair's Report

Short Term Vacation Rental update - Sent a letter to the Planning Commission. Councilmember Campbell has proposed a new ordinance. Went to PC on Oct 8th. Urged them to reject it in its current form as it was missing crucial details (how lottery system would work is one example) and the input process was inadequate. The PC postponed to their Dec 3rd meeting. The La Jolla Town Council is hosting a meeting at 4pm Oct 16th with City Attorney candidates.

Nothing new on the Chase building murals

Vice-Chair Jason Legros - CPC meeting actions: OB requested a street vendor ordinance; a code revision that requires longer and bigger public notices for Development Services permits also passed.

Item 6 – 6:55 Procedures and Rules of Order: (Action Item)

Paula Gandolfo will report on her discussions with consultants regarding Roberts Rules of Order, and the board will consider motions regarding training sessions at future PBPG meetings.\

Trailed at 6:55pm to wait for PG to return. Returns at 6:58pm

MOTION to table CC/EG at 7:05pm Motion withdrawn at 7:14pm

Seek Resources and bring your questions for next month:

E-COW and Handbook <https://www.sandiego.gov/planning/community/resources>

PBPG Bylaws <https://www.pbplanning.org/wp-content/uploads/Pacific-Beach-Planning-Group-Bylaws-FINAL-December-2018.pdf>

Other Free resources: robertsrules.com

Training videos: <https://www.youtube.com/watch?v=TBItvYTVg78> Library

resources: <https://sandiego.bibliocommons.com/v2/search?query=roberts+rules&searchType=smart>

Item 7 – 7:56pm Streets & Sidewalks Subcommittee (Action Items)

- Chair's Report:, Steve Pruett, filling in for the Chair this month, will provide a report on the September 23, 2020 Subcommittee meeting.

The majority of the 9/23 Streets & Sidewalks meeting was spent on test-run presentations for the Tourmaline Sidewalk Presentation and the Parking Advisory Committee Presentation (both of which will be heard at this meeting).

Quick updates: The traffic studies on Beryl & Kendall Streets are ongoing. A service order has been put in to evaluate Cass Street & Law Street for a marked crosswalk, and Law Street & Bayard Street for an all-way stop.

- 7:15pm Flood Prevention Efforts: Scott Chipman presented on the process and costs related to cleaning the ditches to prevent flooding along Mission Bay High School and Pacific Beach Drive. Spoke with city reps from Storm Water and I sent around a summary via email. For 15 years at least there's been flooding at Mission Bay High School. The ditches have been cleaned twice and it was difficult to get it done and I'm trying to determine why it's so difficult to get it maintained. Presented a overhead view showing where storm water channels are, one is concrete-lined and one is dirt-lined. When sediment and debris builds up, it then floods the high school parking lot. It's about half-an-acre of flooding. In order to clean the ditch, multiple agencies have to permit it. They get to only about six ditches per year. Once they are vegetated they are considered marshlands and the city has to buy mitigation lands elsewhere. Were last cleaned in 2015.

At PB Drive and Noyes, there was a plan to align them and underground the ditch. I'm trying to find it. How often should it be cleaned out? How much does it cost? They wouldn't answer, except she thought it would be difficult since it's a "jurisdictional waterway." This will need both a political and a community solution. Every time the ditch is cleaned out, the mitigation costs \$500,000.

7:26pm 53 people online

- Tourmaline Tree and Curb Realignment Proposals: Steve Pruett will moderate presentations made by community members, and the board may select a plan to endorse from among three alternative plans affecting an existing tree, curb lines, the sidewalk and parking near 1109 Tourmaline Street (at Dawes).

A survey was conducted by some of the residents of Tourmaline street regarding the 3 options from the City for curb alignment and tree status. The survey was conducted in person and seems to have been done in an unbiased manner. All three options have been designed and approved by the city, and will result in completing the sidewalk (pedestrian safety) and curb realignment (vehicle safety). I will have all three options at the Zoom meeting tonight.

Option #A: remove tree, result in ~4 parking spaces

Option #B: Keep tree, no new parking, create "pocket park"

Option #C: Keep tree by creating a curb bulb out, create ~2 parking spaces.

The survey responses are from 17 addresses on Tourmaline, comprising 36 individuals. the responses were:

Plan A= 12 votes, 33.3%

Plan B = 3 votes, 8.3% +1 = 4 (1 more vote added here reported during the meeting)

Plan C = 21 votes, 58.3%

Presentations by:

Frank Gordon in favor of Plan A: Been an issue since 1958. Only need 15 feet on either side of the fire hydrant so that allows for more parking. I live across the street at 1128. The tree is uprooting the sidewalk and the city planning sidewalk repairs for the root damage. Plan 3 includes a bulb-out. W

Laurel Ehrenfreund in favor of Plan B: Tourmaline St Pedstrian Pathway: We think the land should be made available for pedestrians and not parking. I live next door. We don't need parking. Many problems are caused by pavement. We're getting hotter and hotter and we could have a pocket park with a bioswale. e should value our trees. Aligns with many many city goals - reduce climate change, keep permeable lands, absorbs runoff. We need to cool down and have living streets for people and non-motorized options. As to the tree damage, an arborist came out and did a report on the tree. This is the plan the arborist said would be the safest. The micro-park would be safest.

Plan C: maintains bulbout for tree; adds some parking and a little bit of parkway.

7:49pm Board discussion

The owner of the property at 1105 uses it as a rental and I spoke with him and the only thing he addressed was that he doesn't need any more parking. Did not discuss the sidewalk specifics.

It's a Brisbane Boxwood about 50 years old. I can send the arborist report; it's a very healthy tree and would have maybe another 100 years of ilfe. It's a big habitat tree.

Ambrose Wong - Trees are important for climate change, water conservation and other important values. Do not therefore support Option 1. I live 3 blocks from here and parking is not a big problem in that block. I support Option B.

Micheala Marsden - I live nearby and also support Option B for climate and storm water reasons.

Chris Olson - I own a building about a block away where parking is a problem but I think, priority is given to park space and the design to make sure it's safe. ...I like to hear from Laurel that she will be a steward for this area.

Laurel - we've always maintained it for 15 years and Mike McNeil (the owner next door) takes care of it too.

8:03pm

MOTION MB/CC To support Plan B

Chair replaced the Motion

MOTION MB/?? to do a roll call and ask each Board member for the Plan they support.

Unanimous vote for Plan B, Chair not voting

Item 8 – 8:07p 3535 Promontory Appeal Authorization: (Action Item)

Chair Rand will updated the status of the City's decision regarding the project at 3535 Promontory that was voted down at the July PBPG meeting.

The neighbors have questioned the project's compliance with the Community Plan for a curbcut, but the City disagrees and is included to approve the project. It's a Process 2 and appeal must be filed within 10 business days of a decision. It's free for the Planning Group to appeal a Process 2 and \$100 for someone else to do it. It's a decision of the Chair, since the group has already taken a position against the project.

John Lilya - Thanks for hearing our request to have the PG appeal a decision for the project at 3535 Promontory. We're concerned the City could approve the project and you wouldn't have time to approve the appeal.

Item 9 – 8:13pm Parks Master Plan: (Action Item)

Carolyn Chase provided additional information regarding Development Impact Fees in PMP,

Ref: Appendix A: Parks Master Plan Development Impact Fee - Unit Cost Analysis

Program Implementation

Developments which have a residential component would be assessed the Park DIF (based on the unit cost derived in Section 5) in-lieu of providing their required amenities on-site. Therefore, the payment of the Park DIF will allow developments to meet their recreational requirements, outlined by the City's General Plan, without providing on-site recreational amenities. Developments will be allowed to get credit for recreational amenities which are provided on site, consistent with the City's Park Master Plan Recreational Value system to either reduce or nullify their fee payment. However, a development will not be awarded more credit than what it is required to provide.

This undermines DIF fees into the public system, i.e. if they add recreational amenities to their projects, as defined by the the points system, then they get credit towards their fees that would have gone for public parks projects. They get the benefit of the on-site improvements.

There is currently no language that requires these on-site amenities to be accessible to the public during reasonable hours. Staff has replied to my inquiries about this stating that there will be some public requirements, but there is no language that has been released to the public that requires this.

CC/SC Motion: that developments taking credits against their Development Impact Fees for on-site recreation be required to be open to the public during reasonable hours.

All in Favor, passed without objection

Item 10 – 8:16 PB Parking Advisory Committee Presentation: (Action Item)

Regina Sinsky-Crosby presented the current proposal for a pilot program for paid parking on a portion of Garnet Avenue and create a Metered Parking Zone within a quarter-mile

What is a Community Parking District (CPD)?

Established by City Council in June 2005 with community reps including from PG, Town Council etc.

Beach parking is a prime revenue opportunity. Street parking is a resource we all share. Issues include: cruising for parking, traffic, pollution. Paid parking helps solve traffic problems and would generate funding for Pacific Beach. CPD is a one-year pilot program for paid street parking in the densest, prime-parking area of the Garnet in 2 hour zone (352 space) and 15 ADA 15-minute spaces. Share Benefits & Concerns including a 2017 Parking Survey with 57% of people against paid parking. 20% goes to City admin; 80% is then split 45% between CPD and 55% to the City

Metered rate will be less than the City's max. Funding can be used for parking with 1/4 mile of the Metered Parking Zone; shuttles; landscaping, wayfinding; valet program; Success by measuring: parking turnover; impact on residential neighborhoods and other items. Send comments and feedback to:

PACIFICBEACHCPD@gmail.com website: pbparking.org

8:30pm 44 people online

MOTION Jim M/Jonathan Cole: to support the Community Parking District

Q - are you taking into account the parking spaces that have been taken over by dining due to the pandemic.

A - not yet

Q - how would fees be collected?

A - we'll discuss with the provider. They are mostly using kiosks and not meters.

Q - What's the timing?

A - Has to go to City Council - no firm date

Q - How was the survey administered?

A - Survey Monkey online - 800 responses; we have reps

Q - How much \$\$ is estimated to be generated on average?

A - Based on a hour rate \$1/hour could raise \$893,000K PB would get \$321K of that but the rates haven't been set yet. Might have congestion-based pricing.

Q - I'm concerned it needs to be more comprehensive - what's going on with employee parking? We have the fewest number of people using their garages and apartment parking is used for storage or rented separately. We need a comprehensive plan. And how would it be decided how the \$ would be used.

A - totally

It is a one-year pilot program and with exit strategy

Q - How is it determined whether it would continue or not?

A - We would look at the metrics we're collecting; Funding determined by the CPD Committee.

8:48pm Joe Bettles (Committee rep) It makes the most sense from a bigger picture of what can be done with the funds. I haven't heard any concerns that can't be addressed in the design of the program. I've looked at other beach towns that have done this. The key difference is it's been done in smaller cities. We are all volunteers and we welcome all volunteers if you interested.

8:51pm

Gordon Froehlich - member of Parking Committee

This discussion has gone on for many years. Used to be page one, now on page five. Should say residents opposed to paid parking again...we don't need parking meters...this is not about parking, it's about money. I live in what I call the impact area, because the City Council recognizes that a parking zone is

going to impact the area around that. With meters, we'll have more parking around our residences and go around the block where's there all kind of free parking. So there will be more trash, more noise and more pollution. I don't see a lot of concern about the impact area. On the committee are 13 people and only one of them live in the impact area. Does that sound right? Shouldn't they have a bigger voice than this old man? I recently walked around the impact zone and talked to about 70 people. They are opposed and they are nice people and we should want to keep them there. I haven't seen any recent study about the parking. ...they did get a consultant and he works for meter company! After one year, it will go to the CPD and they'll approve it and then what? A lot of places have meters, but PB is special, we're one-of-a-kind. This doesn't meet the character of our neighborhood. Your decision could change the community forever. You don't know what you've got til it's gone.

8:58pm

Brian Curry - I am a Town Council rep to the Parking Advisory Board. There is no intent to mislead anyone. We're doing community outreach and taking all the input who has a say on this issue. A survey is just a survey. My experience has been, one the pilot program is explained in more detail, the response is more favorable. If I walk down the street and ask if someone supports parking meters, 90% would say no. But once you explain how the program works providing local funding, more do support. It's Board with community group reps and four, at-large members. We don't know yet what the improvements would be. We would ask for input. the meters would be able to monitor spaces and when they are used and for how long. We should look at a residential permit program, but it's a huge undertaking and this has to be done in pieces. People will always drive to find free parking. That will always happen. We're doing as much outreach as we can. There is no cover-up and nothing is being hid from the public as to what we're proposing. I have to say it is about the money but it's also about the Climate Plan and the Eco-district. We should be discouraging the automobile, not encouraging it.

9:04pm

Eve Andersen - I agree with Brian but I do have two concerns, employee parking and issues for the residents. There IS an answer. Everyone has to give a little. Look at the real estate they want to take. A pilot program should be small for a limited amount of time. They are taking over six blocks. I would like to see you remove the last 1200 blocks - Sprouts, is thereand there are also streeteries - they're wonderful and I wouldn't take them out. Consider one or two blocks less - that's fewer residents to be disturbed. It's not fair to have only one rep for the residents. Hold meetings at 6 or 6:30pm when people who are working can come to speak.

9:07pm

Chair requests Motion to Postponw
MOTION SC/JasonL to postpone - out of order

Chair ignored Call for the Question

Motion to amend EG - that the pilot be limited with an end date and a termination process
Fails for a lack of a second

Motion to Table BW /SC 8 yes 6 No
Discussion: We need more info and a more specific plan.
Chair corrects Motion to Table to Motion to Postpone Motion passes

Item 11 –schedule for 8:45/ Called at 9:19p Government Representatives Reports:
Monique Tello for Councilmember Campbell - I was former rep for Zapf and am familiar with PB; City Council met earlier this week and created more affordable housing and homeless services. Re: STVR was heard at Planning Commission and will be heard of Dec 3rd. They had a lot of issues including adminstrative issues such as permitting.

Email is: moniquet@sandiego.gov

9:21pm

Michaela Valk for Assemblymember Gloria - Leg session is over; contact me with any issues.

Miller Saltzman for State Senator Atkins - COVID tenant relief act will provide some relief to tenants and small landlords; another bill support cleaning supplies for schools; tax credits for new hires for small biz; here to help with any issues including unemployment issues and DMV. Census deadline is tomorrow so fill it out now if you haven't.

PB is only between 60-70% surveyed. Every person who doesn't fill it out, the community loses \$1,000. Gov signed guide to require that passenger trucks be zero emissions vehicles. Most of our greenhouse gas emissions are transportation related.

9:26pm

Aaron Burgess for Supervisor Fletcher - The COVID loan program still has funds for a 1% fixed income rate. aaron.burgess@sdcountry.ca.gov Working closely with Regional Task Force on Homelessness and Housing Commission. The Convention Center served about 1,000 people and more than 600 have been housed permanently. His #1 issue is to address how law enforcement responds to people having mental health crises by having a social service response. Supporting closing gaps in housing capacities.

Item 12 – 9:29pm Adjourned

Upcoming Meetings:

Streets & Sidewalks – October 28, 2020

Development Review – November 5, 2020

Full PBPG -- November 11, 2020 at 6:30pm

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Board mailing list

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