

Karl Rand

Subject: FW: [PBPG Board] Revised Draft Minutes of April 2021

From: Carolyn Chase >
Date: Thu, Apr 22, 2021 at 12:32 PM
Subject: [PBPG Board] Revised Draft Minutes of April 2021
To: <board@pbplanning.org>

PBPG MINUTES
APRIL 14, 2021 MTG

- Corrected # of Board members in attendees list
- Corrected Ed G's non-agenda comment
- Transcribed comments from Regina Sinsky-Crosby so as to learn more about our responsibilities in moving past our "discomfort"

Pacific Beach Planning Group
met via Zoom Conference
Wednesday, April 14, 2021
for their regular monthly meeting

Attending:

- 1 Karl Rand, Chair
- 2 Steve Pruett
- 3 Ed Gallagher
- Dan Hahlbohm
- Robb & Amanda Northrup
- Karin Zirk
- Tim Golba
- Nikki Desjardines
- Steve Donner & Laurie B
- Dave Schwab - Beach & Bay Press
- 4 Jason Legros, Vice Chair
- 5 Carolyn Chase, Secretary
- John Terrell
- 6 Adrienne Gallo
- Dan Lawton
- Sarah Horton
- Iain Richardson
- 7 Marcella Bothwell
- Brian Curry
- *Greg Daunoras new member added during meeting
- 8 Paula Gandolfo
- Quorum at 6:29pm
- Chris Brewster
- 9 Grant LeBeau
- Gordon
- 10 Brian White
- Regina Sinsky-Crosby
- Linda

11 Jonathan Cole
John Stanonis & friend
Michael Prinz, City of San Diego, Planning
Tom Pauli
Dave Schmidt
Ron Walker - PBTC
12 Jessie Beckman
Monia & Jessica
Phoebe Pauli
Rich Crowers
* Paige Hernandez new member added during meeting
6:32pm
Susan C
Chris Hickman
Jeanell VanDusen
larry
Dean Sprague
Kathy Archibald
Monique Tello - District 2 rep
Denise
Marilea Swenson
Eve Anderson
Andre Desjardins
Todd H
13 Jim Morrison
Jim Gottlieb
Paul Falcone

Absent member: Scott Chipman

Item 1 - 6:30 Call to Order at 6:32pm , Quorum established at 6:28pm

42 people online

The Chair introduced the purpose of the group as a recognized advisory board to the City of San Diego for land use matters. PBPG does not have final decision-making authority.

The meeting was being recorded

Item 2 Non-Agenda Public Comment was called at 6:35pm 46 people online

Issues **not** on the Agenda and within the jurisdiction of PBPG.

Carolyn Chase invited people to do something good for the earth for Earth Day next week on April 22nd and every other day, too. San Diego Earth Day online will feature how to help protect trees and parks. View at EarthDayWeb.org

Ed Gallagher - spoke about THIS Saturday at 9am at PB Tattoo (formerly Dimorra Tattoo) on Garnet at Everts, just west of Better Buzz, then the plan is to move on to planting at the Donut Bar a few blocks east on same side of the street.

Michael Prinz - Balboa Station Plan will be heard at the Coastal Commission this Friday April 16th. Report is on the website with 40 suggested modifications. City is supportive of the modifications and we will be at the hearing to answer questions. The outcome will be then updated to City Council to look at changes and then return again to CCC. I will be happy to present to PBPG for informational purposes.

Marcella Bothwell - next meeting of PB Town Council is Wednesday at 6:30pm with talk about possibility of municipal energy production instead of SDG&E

End of non-agenda public comment at 6:42pm

Item 3 Current Agenda - Modifications and Approval

Motion to approve CC/SP without objection the Agenda was approved

Item 4 March 10, 2021 Minutes - Modifications and Approval

6:45pm No changes to the Minutes - Motion to approve SP/EG CC and MB abstaining due to not attending. Motion approved by everyone else.

Item 5 – PBPG Chair’s Report by Karl Rand 48 people online

Balboa Area Plan at Coastal Commission on Friday;

Short Term Vacation Rental Ordinance passed on consent agenda during the second reading

Please Refrain from Use of Chat Room

Item 6 – 6:49 Public Forum on 4033-4039 Lamont Street Project

Architect Tim Golba will hear comments and answer questions from the public regarding the proposed mixed use building that was reviewed at the March PBPG meeting. Below is a link to a video of that review, which runs from the 23:30 to 54:00 mark. <https://www.youtube.com/watch?v=Nk44ipEudAo>

The City’s notice was mailed after we did our review. City says they don’t coordinate notices with community reviews. If we had known the notice hadn’t gone out, we wouldn’t have reviewed it. So we’ve scheduled this additional opportunity for public comment. One minute per person.

Susan Crows - doing door-to-door no one knew about it due to no notice. 99% were against and signed a petition mainly against commercial space in a complete residential area....also issues with parking, zoning laws, setbacks...this project is grossly out of character with the surrounding neighborhood.

Chris Brewster - Is this essentially a re-hearing for the PBPG to reconsider?

Chair - I inquired with the City and was told since we already submitted we can’t rehear it again.

Secretary - I believe that a motion to reconsider is in order if the group chooses to do so.

Karl Rand - This has nothing to do with Roberts Rules, but has to do with what City would accept. Our rules don’t into the technical compliance for the project - the FAR, setbacks etc we defer to the experts in the city to evaluate if all the zoning and other requirements are being met. ..All of the emails your sending are being sent to the City DSD. And an appeal can be made on technical matter to the Planning Commission.

7:02pm

Chris Brewster - The way this should proceed the public should have the opportunity to listen and then vote on what they think is appropriate. It sounds like members of the public were unaware of this and from a procedural perspective it would be better to revoke. I don’t personally have a thing about the commercial aspect since it looks like it’s zoned for that but there’s not enough parking with commercial located there and it could be a traffic issues.

Chair - we are going to operate on what the city told us that they would not recognize any other recommendation from us.

Dan Hahlbohm - We are next and we have units with parking and at 11 am on a Saturday morning - parking is already a huge issue. What did Mr Golba use to determine that 20 parking spaces is adequate for 20 units with 18 of them 2-bedroom units. This property is already used as an AirBnb and will probably continue and it could be weekend party units and a lot more.

Q to Mr Golba - it is part of the City's Affordable Housing infill program as an incentive to do affordable housing the applicable Table shows parking is reduced to 1/2 space per bedroom so a 2 bedroom triggers one parking space. There's a push at the state and city level to reduce cars in general. You can do the same based on transit. In Little Italy and Mission Valley some are going in with zero spaces. This is what the City would require on site.

Marilea Swenson - In agreement with the parking problem. I live around the corner from the project and understand the loophole with affordable housing maybe you think people with less money won't have a car, but they will. We have need for parking and this doesn't help. There's not parking for employees or guests for commercial. That's my biggest complaint - I'm not a cranky neighbor, I'm a realist.

Chris Hickman - I was a lead developer on a project next door 4055 Lamont about 3-4 years ago took down a Single family and put in 4 units. Mr Paul was a strong opponent due to changing character away from a single family home. We had no deviations and forced us to go the City Council for approval and I guess now he's changing his tune. We never thought commercial was consistent and we think parking is important. ..Why the change of position by the applicant and why the change by the PBPG?

Mr. Golba - I'm not sure I can answer and it is certainly a trend in the last five years and has changed in terms of what the state is looking for and wants to see.

51 people online

Andre Desjadines - neighbor - purpose of the RM zone is not for mixed use - only one use is allowed and that's instructional studio and has almost never been used. In the density calculation, imo in the PBPG Community Plan one page 41 policy 4 is not relevant to the project since it's not located in one of PB's commercial spines.

Steve Donner and Laurie Berger - concur with concerns about commercial and parking. Are these rentals? why commercial and not more residential units?

Mr. Golba - They are apartments - for rent. If it every changed a map would require a Coastal Development Permit for a change in ownership (condo map). As to the commercial allowed by right - we used an incentive to expand the commercial use - ...these 300+ sq ft units and we've one back to busines and pro offices only. Wouldn't it be great if someone renting there rented one of the units and wouldn't need a car?!

Dan Lawton- I feel this has been done in an anti-democratic way and you're saying that there's nothing you can do. Can't you see it's out of character and will diminish the area? Parking is already a disaster. People get blocked into their garages. I've lived on Sequoia St and the quality of life has diminished in part due to this group and the city - and now this, with retail. This is a lousy project for the neighborhood. You should tell the city and listen to your constituents.

Brian Curry - It's tragic that the project was heard before the notice went. The Chair should be getting notices, I got them. Going forward that has to happen.

Chair - we're getting them and it's rare that this would happen

Brian Curry - I think the Board still can take a position regardless of what the City says. You can write letters, you can appeal...the larger thing is what the city is doing here. They are changing code all the time. There is no adequate notice on the codes that are being changes. They are following the code and the bigger issue is the city itself.

Chair - there is now a proposal for no parking requirement in the commercial zones. Let the free market decide and don't put the requirements on the developers.

7:23pm

Robb & Amanda Northrup - We live in the 4-unit building mentioned earlier and we echo the comments being made about lack of notice and it's all because of the concerns of the density and the lack of parking in the area. We're not opposed to development but the volume of units for that location is excessive. The commercial units are a topic of concern and they are using a loophole to expand the volume without regard to the parking ramifications.

Todd H - Zoning, Housing, Transit Priority - is in not in accordance with the PB Plan and this is a beach impact zone and coastal zone with different requirements for parking etc....block views, reduced setback, inconsistent with resource protections in the local coastal program. ...prevent non-compliant plans including technical details.

Dennis - live next door and the size is of special interest to us - side yard setback - code required 15-20 in the front and they want to reduce to 7.5 feet - minimum should be a minimum. The space needs to be there. On the sideyard code says 10% of the width of the building and that would be 15 feet and they want to take it down to 5 feet. The side yard should be proportional to the width of the building

Ms. Desjardines - Would you have included commercial units if you didn't get a based unit density bonus from 10 up to 14 dwelling units?

Did you consider underground parking?

Mr Golba - underground is cost prohibitive. This project is not in the Complete Communities program - that's a different program. There were 3 approaches we analyzed, one: CC - the most unregulated - the baseline option - take allowed by right density for RM 2-5 zoning and then there's the Community Plan density bonus for mixed use projects. City suggested to expand into the biz and pro office use.

Regina Sinsky-Crosby - I'm a Crown Point neighbor and I support this development - not born and raised, I haven't been here for decades; but I am pro-homes and I love ground floor commercial units. I haven't been here for very long. I support this project. PB has a severe shortage of middle income housing driving away the diverse and young people many of you say you would like to have live here. PB is out of reach for the majority of San Diegans. And Congrats to those of you who inherited homes and the generational wealth that comes with them. Don't pull the ladder up behind you. Limiting density keeps black people out of our community. It began with redlining. Today economists report more black and brown people live in multi-family housing than single family zones. Limited density causes greater segregation. "Protect our quality of life" and "save neighborhood community character" are well-recognized, coded language perpetuating racial exclusion. When I hear quality of life, I hear inequality for others. You didn't create a system of segregated housing, but it is our responsibility to move past discomfort and recognize that privilege is still shaping our community. Thank you for our time.

7:33pm

Carrie Stanonis - thanks for responding to my emails and thanks to Jason for voting no. Most important part is about the alley access - we will share the alley with this structure. It's a dirt alley 3/4 only a partial is paved. At it's largest points it's 17 feet wide and smaller is 13.75 feet. Majority is 14 feet wide.

Mr Golba - one condition for permits is to pave the alley with concrete and dedicate 2.5 extra feet from our parcel.

Dean Sprague - I'm across the street from the lot - totally out of character and back to the parking undergrounding is the only way to solve it....whoever it is of any color - give them parking! It also blocks views.

7:37pm

PG - I would like to withdraw my vote in support and I'd like to make a motion.

Chair - all of us were in the same position and because of the City's position and because of the Brown Act...we can't take a vote.

PG- the least we can do it take a vote. Can i get a second?

Chair - we are not going to entertain that motion.

Item 7 – 7:40 Streets & Sidewalks Subcommittee 38 people online

Last meeting focused on Slow Streets

Ed G - will be doing more research and spoke to PB Town Council so there's more work to do. There's a little pushback from council, but we'll be persistent.

Item 8 – 7:42 Elections Subcommittee (Action Item)

Chair Adrienne Gallo conducted the election of PBPG officers and representatives to other community.

Shared the spreadsheet showing Residential applications. Rec'd 13 for 10 seats.

Returning Board members: Steve P, Marcella, Karl Rand, Paula B, Jim M. Ed G**

New members: Paige Hernandez, Greg Daunoras**, John Terrell

Commercial applications - Campland application is out of our area

One other applicant: Jonathan Cole returning

**elected to one-year term; others for two-year terms

Motion to seat the 10 Residential Board members and 1 Commercial Board member Second by JL

There is a 72 hour period where the public can let us know about any issues. We did hear about the Campland situation and took care of that.

Passed without objection. The new full Board is seated.

Nominations for Chair, Vice-Chair and Secretary

Nominate JM/SP Karl Rove for Chair, No other Nominations offered. Elected with PG voting no.

Nominate MB/SP Jason Legros for Vice-Chair No other nominations. Elected with PG voting no

Nominate KR/SP Carolyn Chase for Secretary No other nominations. Elected without objection

Nominate KR/EG Grant LeBeau for Treasurer No other nominations. Elected without objection

Nominate MB/SP Ed Gallagher Development Committee Chair - Elected without objection.

Nominate KR/SP Jessie Beckman for Chair of Streets & Sidewalks Committee Election without objection

Nominate for Special Events Committee (two openings) Scott Chipman interested not in attendance.

Jonathan Cole volunteered Nominated SP/EG Elected without objection.

Nominate Steve Pruettt for Election Committee Chair AG/JM Elected without objection

AG volunteers to update the Elections Handbook and thanks to the volunteers who helped

Thanks to Adrienne for doing a great job holding elections during the pandemic.

Item 9 – 8pm Garnet Block Captain Program

Eve Anderson - Leslie is part of our Block Captain team and she is filling in empty planter boxes between Crystal Pier and Ingraham and filling tree wells and working to get replacement for trash bins in bad shape. Town Council has set aside money to repaint two of them and see how this works. Look better, be cleaner and be safer. The Town Council has power washed a lot of the crummy stuff but there's lots of goopy stuff under the trash cans.we have a newsletter - we work with Town Council and PBPG and Discover PB - Neighborhood Watch for businesses. We adopted their info for businesses. We have the answers to a lot of things including how to wash sidewalks without runoff into the ocean. We are in effect a design committee and we hope to get a MAD Maintenance Assessment District. Working together, things are beginning to change. Tree trimming has been a problem and how can you keep from spreading diseases from tree to tree - working to try and resolve this.

JL - there have been serious changes to the public Right-of-way and some that were temporary are being converted into permanent structures so I'm curious about the status of these changes.

EA - will check and goal is to make it safe

Item 10 – 8:07pm Government Representatives' Reports

Monique Tello for Councilmember Campbell -moniquet@sandiego.gov

The temporary outdoor biz permit program is in effect until August of this year and the city will be looking for feedback - right now it's been positive. Could be made permanent and would establish rules to address issues. Would end if Council doesn't take additional action.

City has released Storm Water Prioritization Survey - please submit through the link
Storm Water Maintenance Prioritization open until April 23,
2021: <https://www.sandiego.gov/stormwater/services/maintenance>

Council approved ?? as Emergency Service provider and signed STVR ordinance and regs will come back in October to address how to get a perm. Budget will be released and budget review hearings will be happening in the next couple of weeks.

Diamond Street issues - status of the Slow Streets program - some would like it to be permanent and the city is open to looking into it. There is no permanent program or funding and what would the community like it to look like.

JL - micro mobility program update?

MT - not yet but I can submit for responses to Director Alyssa Muto. Submit questions to me.

JL - safe parking lot status?

MT - still reviewing it - no movement right now

EA - re timing of restaurants are staying open until 2am and it's really kind of loud? Any regs for how late they can stay out?

MT - I've been hearing about that. The curfew has been lifted, however they can only operate until 11 Friday- Saturday and other days until 10a. You can submit a code enforcement case and I would want to doublecheck.

eandersonPB@gmail.com

8:15pm 27 people still online

Kohta Zaiser for Mayor Gloria, ZaiserK@sandiego.gov

Housing Stability Program - emergency rental fund for past due rent or utilities

re Convention Center - the Shelter to Home ended end of March. Mayor was asked by HHS to use as shelter for migrant children - all unaccompanied minors and first group was girls 15 -17 and they will stay until they are connected with families or sponsors. South Bay Community Services is where you can volunteer or donate. To volunteer - you have to pass a background check. For donations - only new items. Hope to resume normal ops in August with children moved out by end of July.

EG - I anticipate funding may be available in our area from infrastructure fund and we have shovel ready projects - roundabouts and sidewalks, redesign of Mission Blvd, widening of Boardwalk and have these projects on your radar. As we increase density we need more parks and other infrastructure.


KZ - please send any documents or letters of support and names of projects you are advocating for.

JM - Status of deficit in the budget? W

KZ - \$82 million this fiscal year, then \$154 Million - and we are set to receive \$306 million but it is earmarked for certain things. Homeless, infrastructure mainly.

Chair - roundabouts - and how about the bridge to the trolley station?

SDHC Rental Assistance: covidassistance.sdhc.org

 Convention Center Volunteer/Donation: <https://sbcssandiego.org/>

8:24pm Rachel Granadino for Assemblymember Ward,

e-mail: rachel.granadino@asm.ca.gov

cell: (619) 431-0674

District Office:

619-645-3090

<https://a78.asmdc.org>

AB80 moving forward; website has their legislative package.

Q - regarding budget

A - there is a surplus right now.

If you have prescriptions you've been waiting to safely dispose of, don't miss DEA National Prescription Drug Take-Back event on April 24, 2021. More information: <https://takebackday.dea.gov/>

Item 11: Meeting Adjourned at 8:29

Upcoming Meetings:

Streets & Sidewalks Subcommittee – April 28, 2021 at 6:30 pm

Development Review Subcommittee – May 6, 2021 at 5:30 pm

Full PBPG – May 12, 2021 at 6:30 pm

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Board mailing list

Board@pbplanning.org

http://pbplanning.org/mailman/listinfo/board_pbplanning.org

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