



Pacific Beach Planning Group

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Wednesday, August 10, 2022: 6:30 PM
Meeting via Zoom Conference
Draft Minutes

NOTE: Zoom Login Information appears further down on this Agenda

Present: Steve Pruett, Scott Chipman, Karl Rand, Ian Richardson, John Terrell, Paige Hernandez, Julie Neal, Greg Daunoras, Jason Legros, Marcella Bothwell. Gordon Froelich, Rich Crowers, Jim Morrison, Gordon Froelich

Absent: Jonathon Cole (is he off the board for absenses?),

Quorum Count 12 of 13 (9 required for a quorum)

Item 1 - 6:30 **Call to Order** - introduction – Brief description of the role of the planning group. Subject to 600-24 and Brown Act

Point of Order: Motion to proceed on Zoom, Scott Chipman, Jim Morrison passed without objection.

Item 2 **Non-Agenda Public Comments** Issues not on the Agenda and within the jurisdiction of PBPG.
Eve Anderson – Garnet block captain report, cub scout group and Ed Gallagher have recently volunteered. 4 more blocks to go.
Marcella Bothwell -Concerts on the green going well, final this Sunday

Item 3 **Current Agenda** - Modifications and Approval Marcella/Steve without objection

Item 4 **July 13, 2022 Minutes** - Modifications and Approval – Steve/Julie

Item 5 – 6:45 **PBPG Chair's Report**
Chase Building Mosaics Revisited? May be closing in Oct. Inquiry has been made regarding the mosaics, No permit is filed as of now. Noth Caltrans Meeting in September on MB Drive/Balboa Project; Sept 14th Zoom vs In-Person vs Hybrid meetings – we have until January Inquiry from Kerry Shaw (Joe La Cava) rep. Looking for a priorities list. Researchers are welcome to provide reports/presentations

Item 6 – 6:48 **Development Project Reviews (Action Items)**
Subcommittee Chair Marcella Bothwell

#697736: 1075 Opal Street Development Permit

Applicant: Jeff Parshalle

Description: Process 2 Coastal Development Permit with Lot Line Adjustment (LLA) for demolition of existing dwelling and garage, and construction of two new three-story residences with detached carports (one residence on each of the two lots) The 0.13-acre site is in the RM-1-1 zone. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting. **Motion to Approve: Steve, Ian 11- 0-1**

#1054593: 1261 Felspar Street Amendment to CDP and CUP

Applicant: Aaron Rodriguez

Description: Process 3 Amendment to an existing Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to remove the residential lot at 1261 Felspar from larger CDP/CUP that includes the Sprouts store. The 2.0-acre site is in the RM-2-5 and CC-4-2 Zones. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting. **Motion to Approve: Scott, Jim 11- 0-1**

#676134: 2133 Balboa Avenue Development Permit

Applicant: Jonathan Webster

Description: Process 2 Coastal Development Permit for construction of a new 667 square foot two-story building with two studio units (one on each floor), and to convert an existing 2 car garage into a 400 square foot unit. The 0.05-acre site is in the RM-2-5 zone. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting. **Motion to Approve with a note by the planning group to have street trees shown in the plan: Scott/Steve 11- 1-1**

#690570: 2121 Thomas Avenue ADUs

Applicant: Xavier Rodriguez, ADU Geeks

Description: Process 2 Coastal Development Permit to convert two existing two-car garage/storage/mechanical rooms into two ADUs of 532 and 393 square feet respectively. Main unit remodeled is under a separate permit. The site is in the RM-1-1 zone. Development Review Subcommittee reviewed and voted to forward this application at its July 7, 2022 meeting. **Motion to Approve: Scott, Steve 11-1-1**

Item 7 – 7:25 **Community Planners Committee (CPC) Report (Informational)**
CPC Representative Scott Chipman will review recent CPC actions. The following are the key discussion/action items last night:

Non Agenda Comments - About 5 people from the public commented on the previous months action related to marijuana businesses. CC redistricting has shifted at least 2 MBs to different council districts. There was a 36 limit to these businesses previously - 4 per council district. Speakers wanted the CPC to agendize the item and oppose the expansion of the number of pot shops beyond the limit of 36.

ITEM #4 - 6:15 LAND DEVELOPMENT CODE UPDATE - (ACTION ITEM): (Liz Saidkhanian, Development Project Manager, Planning Department) The CPC will receive an update on the timeline for the Land Development Code Update. The City Requests the CPC form a subcommittee to meet with Planning as there are almost 50 updates this year. A subcommittee of about 7 was formed. I volunteered to be on the committee. There has been a concern expressed by community members in the past that often these updates are used to create policy rather than correct language or inconsistencies. Also there has been a concern that the number of these individual items makes it difficult for the public and planning groups to really consider each one properly and that historically there has not been enough time allowed for planning groups to agendize, consider and provide input to the city prior to these items being in front of council. A schedule was provided that we should keep an eye on to be sure our PG has sufficient time. The items need to be provided post haste.

ITEM #5 - 6:45 CREATION OF AFFORDABLE HOUSING SUBCOMMITTEE - (ACTION ITEM): Howard Wayne from the Linda Vista Planning Group proposed forming a subcommittee to review and advocate for policies to promote affordable housing. A subcommittee of about 8 was formed.

The CPC will be dark in August making the issue of time for ITEM 4 even more critical.

Item 8 – 7:30 **Streets & Sidewalks Subcommittee (Informational)**

Chair Rich Crowers will report on pending items addressed at the July 27, 2022 Subcommittee meeting. PB shuttle to the beach was discussed. RJ Coons discussed Ocean Blvd at the boardwalk. Study documents coming.

Foothill Boulevard Traffic and Roundabouts Report

Tom Coat reviewed the history of Foothill Boulevard traffic problems, the status of the planned roundabout at Foothill and Loring, and the ongoing efforts to formulate and obtain additional traffic calming measures from the City.

Item 9 – 8:15 **Government Representatives' Reports**

Kohta Zaiser for Mayor Gloria, no report
Rebecca Smith for Supervisor Lawson-Remer, no report
Mikki Holmes for Assemblymember Ward, no report
Cole Reed for State Senator Atkins, Reported on attendance at several events.
Linus Smith for Councilmember Campbell. STR ordinance, webinar is coming no date as of yet, delayed to 500 people STRO webpage will have an RSVP link. Street vendor enforcement has begun but "patchy" in the beach area. 13 officers are being hired. Additional enforcement on some Saturdays, 400

permits granted, 60 citations/warnings have been issued so far. Only 1 has committed 2 violations so far. A concern was expressed about these officers being asked to do law enforcement work. A teen was offered a THC gummy on the boardwalk. There is a list of prohibited merchandise including cannabis or paraphernalia.

Item 10 – 8:30 **Adjournment**

Upcoming Meetings:

August 24, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee

September 8, 2022 (Noon) - Development Review Subcommittee

September 14, 2022 (6:30 pm) - Full PBPG General Meeting