

Karl Rand

To: Karl Rand
Subject: FW: [PBPG Board] Corrected PBPG Minutes of August 11, 2021

*PBPG MINUTES
AUG. 11, 2021 MTG*

From: **Carolyn Chase** < >
Date: Mon, Aug 16, 2021 at 12:40 PM
Subject: [PBPG Board] Corrected PBPG Minutes of August 11, 2021

The Pacific Beach Planning Group met via Zoom Conference on Wednesday, August 11, 2021: 6:30 PM

MINUTES

Attending:

- 1 Karl Rand, Chair
- 2 Carolyn Chase, Secretary
- 3 Ed Gallagher
- Bob Brown
- Tim Golba
- 4 Jason Legros, Vice Chair
- Jason Smith
- 5 John Terell
- 6 Adrienne Gallo
- Tony Christensen
- 7 Paula Gandolfo
- 8 Scott Chipman
- Gina Ricabrey
- Maureen Speck
- Matt DeVincenzo
- 9 Jonathan Cole - quorum at 6:32pm
- 10 Marcella Bothwell
- Gia Ballash
- Lesa Wilson
- 11 Paige Hernandez
- Katie Witherspoon, City of San Diego Planning Dept
- Katie Matchett
- mholt
- 12 Greg Daunoras
- Denny Freedman
- Michael Herndon
- Kristin Herndon
- Iain Richardson
- Kristin Kennedy
- Eve Anderson
- Amanda's iphone
- 13 Jim Morrison at 6:55pm
- Barbara Bailey
- Susan C
- Celina Vega, Project Engineer from the City's Public Works Department
- Jim Gottlieb

Alice Felix
Susan C
Peter James
Patrick Clark
Monique Tello, Council President Campbell
Janice's iphone
Brett
Mehrnaz Zare Afifi
John Dorow
Peter James
Members Absent: Grant LeBeau, Jessie Beckman, Steve Pruett, Brian White

Item 1: Call to Order, Quorum Count 17 total members, quorum is 9

A quorum was established at: 6:33pm with 10 members present and the Chair introduced the group.

Item 2: Non-Agenda Public Comments

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

6:36pm Greg Gaunoras announced how to get a digital COVID vaccination myvaccinerecord.cdph.gov
Denny Freedman - attended redistricting commission and numbers will be finalized and completed by Dec 15th
Encourage PBPG to provide comments.
Jason Legros - tomorrow noon-1 San Diego Law Library on "beach law" online webinar
Marcella Bothwell - Town Council in Sept Mayor Gloria will speak about Homes for All Of Us proposal

Item 3: Current Agenda - Modifications and Approval

6:41pm the Agenda was adopted without objection

Item 4: July 14, 2021 Minutes - Modifications and Approval

6:42pm The Minutes were approved without objection with JLegros and PGandolfo abstaining

Item 5: PBPG Chair's Report by Karl Rand

<32 people online>

Introduced City Planner Katie Witherspoon as the new rep to the PBPG and she also staffing the University Planning Update; CIP list was filed with the City; Coastal Commission has not certified ADU rules; sent article from UT related to the Uptown Planning Group elections.

Item 6: PBPG Vice Chair's Report by Jason Legros

Report on Community Planners Committee ("CPC") has presentation related to ADUs reviewed final status of Parks Master Plan, We are required to start meeting solely in person beginning in October and we've reserved space at the library for the normal time

Item 7: Development Project Reviews (Action Items) Moderator: Development Subcommittee Chair Ed Gallagher

6:56pm Subcommittee advanced all three projects to the full board.

Item 7a: #690228: 1956 Hornblend Street Vesting Tentative Map

Presenter: Tony & Joy Christenson of Christenson Engineering **Description:** Process 4 Condo Conversion Tentative Map to convert fourteen residential units (two units for affordable housing) and the consolidation of 3.5 lots into one lot. The 0.32 acre site is in the CO-1-2 Zone. The Subcommittee reviewed at the August 5 meeting and recommended forwarding to full PBPG board.

MOTION to Approve without objection at 7:02pm passed at 7:03pm

Item 7b: #669397: 3903 Haines Avenue Vesting Tentative Map Small Lot Subdivision

Presenter: Matthew DeVincenzo • Leppert Engineering

Description: Process 5 Coastal Development Permit, Tentative Map, Site Development Permit & Right of Way Vacation to demolish home & add 3 units that total 2,030 SF, 2,016 SF and 2,016 SF each at 3903 Haines Street. The scope includes a Dwelling unit & a Companion Unit and Junior Unit on each lot with roof decks to create a total of 3 lots. The 0.186-acre site is in the RM-1-1 Zone. The Subcommittee reviewed at the August 5 meeting and recommended forwarding to full PBPG board.

A total of 3 units on each lot with roof decks 2 bed/2 bath units. Total of 6 surface parking spaces, 2 on one, 3 on the middle and 1 on the third. Flowering Red Gum street trees being put in.

MOTION to Approve by AG/ no second

Motion to Deny by SC/PG due to lack of parking and lack of enforcement for noise restrictions

Supporters think it's a well-designed project PH spoke in favor of higher density.

(42 people online)

Vote is 6 - 6 and Chair votes No to break the tie Motion to recommend denial fails. Voting No: JLegros, EdG, Jon Cole, AG, PH, JM

MOTION to Recommend Approval by AG/JL 7-5 with Chair not voting Motion Passes Voting No: SC, GD, PG, JM, JT) passes at 7:48pm

Item 7c: #678621: 1217 Wilbur Avenue

Presenter: Jason Smith

Description: Coastal Development Permit for an Accessory Dwelling Unit (ADU) plus an addition to an existing residence. First level construction includes one new bedroom. Second level construction includes a 4 bedroom ADU 1,090 sq ft and total existing with add is 2033 sq ft. The 0.14 acre site is located in the RS-1-7 Zone within the Coastal Overlay Zone. The Subcommittee reviewed at the August 5 meeting and recommended forwarding to full PBPG board. Existing 1 space-garage and one in front of the garage and two in the rear; Total 8 bedrooms and 3 parking spaces.

8 members of the public spoke against the project citing existing noise and parking problems and change in neighborhood character and lack of affordable housing

<41 people online>

MOTION to recommend Denial by SC/PG at 8:13pm

Denial due to lack of parking for so many bedrooms and large size of ADU and change in community character.

PH spoke against the motion. Nothing wrong with renters moving into single family neighborhoods.

Owner would be open to adding parking instead of the grass.

Motion to recommend denial passes at 8:23pm passed 9-2 with Jason L and PG voting no and (J Cole Absent for the vote/chair not voting)

Item 8: Mid-Coast Trolley Update

John Dorow, SANDAG, Gia Ballish at 8:24pm with 35 people attending provided update of new complete platforms and parking lots at Balboa station. Still working on sidewalks. Doing tests with trolley along the corridor. Goals is Old town to UCSD in 22 minutes.on time to be complete in November.

Invited to event: Saturday, August 28 - 10am - 1pm at Tecolote, Clairement and Balboa Stations

Opportunity ride between the three stations.

Grand opening: November 21, 2021 beginning of revenue service. Hours 5am to midnight.

Contact: midcoast@sandag.org

Item 9: Damon Ave Water Main Extension & AC replacement

8:38pm, 27 people online: Celina Vega, Project Engineer from the City's Public Works Department reported on the status of this construction project. New 12-inch water main replacing old system. Notices will be provided to impacted residences. No water service interruption. Begin: winter 2021 and complete by Summer 2022.

Contact: cvega@sandiego.gov

PH encourages people to attend the Parking Advisory Group meetings - second Tuesdays at 5:30pm

Item 10: Streets & Sidewalks Subcommittee (Informational)

Katie Matchett, President, Beautiful PB and also on Parking Board <katie.matchett@gmail.com> - reported on Slow Street on Diamond; last week did annual traffic count and included the Slow Street; Looking for Sat Sept 11 for a half-day event between Gresham and Haines on Diamond where Rec Center and Middle School are located to demonstrate ideas for slow street increasing usage by bikes.

Ciclos Dias November 7th - working with Bicycle Coalition primarily Garnet, Cass - closed to cars; having regular meetings and groups can have space

Working with Circulate San Diego for designated walking routes through North-Central PB - around history and art

8:55pm Eve Anderson reported on recent actions by the Garnet Block Captains. We did place bark and water on trees on blocks from 1000 to 1300 and thanks for raining last night. Was given a 15-ft long planter box next to Costa Brava and it's replanted just the other side of Ingraham. less trash now. Also issues with overloaded trash cans, esp. Sunday morning and it's need during the 3 summer months and Town Council came up with funding and will consider year-round funding and chipped in for the bark as well.

Item 11: Government Representatives' Reports

8:59pm, 21 people online

Monique Tello for Council President Campbell, Leg recess began last week. Passed Parks Master Plan 8-1; Passed parking meter demo measure; still working on shuttle issues. We would like Trolley station re-named to PB-Balboa

Item 12 (9pm): Adjournment at 9:03pm

Upcoming Meetings:

Streets & Sidewalks Subcommittee – August 25, 2021 at 6:30 pm

Development Review Subcommittee – September 2, 2021 at Noon

Full PBPG – September 8, 2021 at 6:30 pm