

From: Carolyn Chase <
Date: Wed, Feb 9, 2022 at 8:29 PM
Subject: [PBPG Board] DRAFT PBPG Minutes of Feb 9, 2022
To: <board@pbplanning.org>

PBPG MINUTES
FEB. 9, 2022 MTG

Pacific Beach Planning Group Met via Zoom Conference on Wednesday, February 9, 2022

Attending:

1 Ed Gallagher
2 Karl Rand, Chair
3 Carolyn Chase, Secretary
4 Steve Pruett
5 Jason Legros
6 Scott Chipman
7 Greg Daunoras
8 John Terell
Cole Reed
Marshall Anderson
Brittany Ruggelts Wallace
Rebecca Smith
Mark Janda
Craig Benedetto
9 Jonathan Cole quorum was established at 6:31pm
Lori Saldana
13179193055
Gordon Froehlich
10 Marcella Bothwell
11 Paige Hernandez
Sofia Zamora
Kathy Archibald
Iain Richardson
Chris Brewster
12 Jim Morrison
Bill Powers
Sonja Robinson
Jim Gottlieb

AGENDA

Item 1 **Call to Order at 6:32pm , Quorum is 9 and was established at 6:31pm**

Item 2 **Non-Agenda Public Comments** Issues *not* on the Agenda and within the jurisdiction of PBPG.

Carolyn Chase - announced the formation of PB Trees - for those interested in documenting the Heritage Trees of PB and increasing plantings and support for all aspects of trees in PB. We're meeting via Zoom on Monday afternoons from 4-5pm. [Email treemail@TreeWatchSD.org](mailto:treemail@TreeWatchSD.org) for more info. There are things

anyone can do to support trees, and increase the tree canopy to increase shade and implement the tree goals in the Climate Action Plan.

Ed Gallagher - Garnet & Cass Street Cleanup the morning after St Patrick's Day - March 18th Friday morning - needs volunteers and picker-uppers

Lori Saldana - Council on Monday approved 50 year lease on affordable housing next to Kendall-Frost and will install solar panels to help keep people on fixed incomes more financially stable

6:36pm Item 3 Current Agenda - Modifications and Approval

MOTION to adopt noticed Agenda - adopted without objection
Item 11 presenter Diane Kane is teaching until 8pm

Item 4 January 12, 2022 Minutes - Modifications and Approval

MOTION to adopt Minutes of January 12, 2022 as corrected today - Approved without objection - CDC abstaining due to not attending

Item 5 PBPG Chair's Report by Karl Rand (25 people online)

Street Vendor Ordinance was heard today with a lot of public comment with many who thought it was not restrictive enough and those who think it's too restrictive. It was forwarded to City Council with minor amendments.

STVR Ordinance at the Coastal Commission for review - could maybe happen next month and if approved in March would go into effect in December.

Discover PB is asking for a report from the Planning Group and Greg volunteered to do it.

Wrote a Support letter for PB Town Council Grant for Concerts on the Green 2022,

De Anza PEIR Comment Period closes tomorrow

Redistricting process went through and technically the new districts take effect after the November election winners are seated. Terra Lawson-Remer will be our new County Board of Supervisors rep.

There's a movement to undo Diamond as a Slow Street and the PB Town Council will take the lead on that. Spoke with Kohta on the Mayor's office who will make a presentation next week about what the City may do. Next Weds Feb 16th will be the meeting

6:47pm 25 people online

Item 6 AVA Pacific Beach – Initiation of a Proposed Amendment to the Pacific Beach Community Plan (Action Item)

Sofia Palacios, the Senior Development Manager for the AvalonBay AVA Pacific Beach project will present a proposal to initiate an amendment to the PB Community Plan to allow the expansion of

AvalonBay to construct parking structures and additional buildings at 3883 Ingraham Street, as presented at last month's meeting. Developing 4.3 acres out of 14 acres; 6 affordable units. CDP, Public Utilities Easement Vacations; from 29 to 43 units. Proposed Rezone from RM 3-7 to RM 3-8 or RM 3-9

Questions? 6:53pm

MOTION MB/JL to approve the Initiation

- no changes from last presentation

GD - 18 buildings - how can parking be under-utilized? are you sure?

A - did in-depth parking analysis to observe usage at peak times - we would be adding 20 spaces. Current is 1.3 to number of apartments and we say demand is 1.0 and we're planning 1.1 spaces to the number of apartments.

Unit mix includes 1 bedrooms and 2 bedrooms and studios

PH - regarding affordable housing I see you have 2 bedrooms \$3550, studio about \$2000 would you consider doing more

SP - 6 out 135 units is about 5% affordable.

CDC - landscape plan? How many mature trees are you removing?

A - trying to retain as many as possible - net we'll be adding more trees overall.

LS - solar panels?

A - it is part of what we're studying and we are planning to put them everywhere we can - we're committed to sustainability in general

existing density is 43 du/acre and going up to 54 du/acre

JM - are the residents on board? what is timeline?

A - have not talked to the residents yet since we expect process to take about two years; do the study; we're not displacing any of the existing residents or buildings. Expect occupancy in new units in 2027

EG - when was original construction?

A - 1969

EG - I imagine there are some 50-year old trees there - it's not a matter of replacing one tree with another - replacing an existing canopy tree is not the same as putting in a sapling. Am looking forward to a landscape plan.

SP - in the 50 years it's been there, transportation has changed, you should design for pick-ups/drop-offs, shared parking for scooters; secure place for bikes etc.

Iain R - question re parking; almost all the parking along Jewell St, west side is occupied - did your study look at parking in the area.

A - we found less than 10% of our residents use street parking. And those who did, did because it was closer to their specific apartment. We'll continue to study as this progresses.

Chris B - it's fantastic to increase density here; three blocks from my house. The parking lot is underutilized. There's a bus stop directly across the street.

Kathy A - I live in the Crown Point area as well. More affordable units please.

Karl - It be about a year before this project comes back...what is the procedure?

A - After PBPG, city reviews the initial request and PC has the power to initiate it. Then we will ask for comments. It will come back with the details, units types, tree info/landscape plan etc. and goes to Planning Commission and final decision by City Council.

JL - I support it and remind us that the Community Plan hasn't been updated in 28 years

SC - a two lane road that leaves on Ingraham and a two-lane road that leaves on Grand we've got to figure out how to get more than one lane in and out.

EG - I also support and I want to see the landscape plans that shows you're not reducing the tree canopy, but are also increasing it. And how about a landscape stobe some heritage trees there to showcase.

Call the question at 7:20pm

Chair calls for any objections and there were none. The Motion is Approved by Unanimous Consent at 7:21pm

Item 7 Elections Subcommittee Update (Informational)

Chair Steve Pruettt reviewed the nomination and voting procedures for the upcoming election.

Elections take place in March. No guidance yet from the City about in-person or virtual meetings or if we'll follow the same process as last year or not. Expiring seats are: Legros, Chase, LeBeau, Gallagher, Beckman, Gallo. PBPG has five open business seats; Will do outreach via Save PB, Discover PB, PB Town Council and will send to website list.

7:29pm 20 people online

Item 8 D2 Budget Priorities List for 2022 (Action)

The 2021 Budget Priorities List contained items we still need. This request goes into the Council office and they provide their own Budget memo. JT suggested a wording change to Item 2. Widen and improve Balboa Avenue to be more detailed: *Improve Balboa Avenue (Mission Bay Drive to northbound Interstate 5 offramp) and: Provide enhanced and safe access from Pacific Beach to the Balboa Avenue Trolley Station for Pedestrians, bicycles and other non-motorized vehicles.*

ACTION: These changes were supported without Objection for the 2022/23 list

These projects will require more than being a part of any CIP list. Caltrans and others will have to be involved.

Item 9 Community Planning Group Reform Proposal Update (Informational)

Vice Chair Jason Legros provided an update on the actions of the CPC and others in response to the Councilmember LaCava's proposed "reforms" for planning groups. The updated proposal was presented last month. <https://www.PBplanning.org/wp-content/uploads/CPC-Council-Policy-update.pdf>

LaCava was provided a lot of feedback and said he would make some changes. No further revisions have been provided. We'll continue to follow.

Also "Homes for All of Us" program passed yesterday at City Council.
<https://www.sandiego.gov/planning/programs/housing-action-package>

Item 10 – 7:43 21 people online

Protect Our Communities Foundation, PCF (Informational)

William Powers, P.E., and Sonja Robinson, Program Manager, reviewed current matters being worked on at the Foundation, such as the benefits of local rooftop solar, San Diego Community Power, and the NEM decision by the California Public Utilities Commission.

protectourcommunities.org

advocating for local solar as best for the community and for climate

We lead the state in rooftop solar

Immediate threat at the state level

City Council support rooftop solar

Asking for you to call: Governor's office, Toni Atkins office and thank Assembly Chris Ward

SDG&E focused on conventional infrastructure and rooftop solar threatens their business model

SDG&E highest rates and rising compared to other California utilities

Over 200,000 systems, San Diego leads the state in the number of systems

Community Choice Power is the way to go however SDCP is following the SD&GE model - big, remote; where is the local green power?

Joe LaCava is new appointee to SDCP and we're asking him to get them back on track

\$1 million was allocated for a Public Power Feasibility Study in 2022 and Task Force - need to make it happen Local Public Power Task Force

Need to keep possibility of public power

8pm

CDC - what's going on with Toni Atkins?

BP - we met with D Spehn; we're hopeful

SC - I installed a clean natural gas turbine at a business and it was like pulling teeth with SDG&E to let me produce my own electricity. They are definitely obstructing electrical production.

JM - wave power should be considered

CB - SDG&E makes \$ by building stuff and if homeowners put up solar, it cuts into their profits. When was the last time you think that SDG&E sat down to care about equity? They care about profits.

JT - where does the \$64 new fee come from?

BP - it would only apply to new solar installs and the amount itself appears to be a 'rabbit out a hat' and it's a huge point of controversy

IR - What is the next step?

BP - The CPUC was poised to vote on Jan 27th but the Governor asked for more work and it's not on indefinite hold while they are working on it. They meet tomorrow but they have non-agenda public comment and pro-solar did more than 7 hours - 400 people called in and you can too! It was locked down by insiders but now it's a public fight. Meeting starts at 9am.

Item12--8:30 **Streets & Sidewalks Subcommittee (Informational)**No report Town Council is taking up the Diamond Slow Street proposal next week

Item 13 – 8:14pm 18 people online

Government Representatives' Reports

Cole Reed for State Senator Atkins.

Nominations open for Woman of the Year for each Senate and Assembly District - due by Feb 18th Feel free to provide your input for Woman of the Year through this link: <https://sd39.senate.ca.gov/women-year-nomination>

SB 113 and 114 were signed by Gov today - \$6.1 billion for small biz to help recover from COVID; and also tax credits; and grant relief; expands Supplemental Paid Sick Leave through Dec 30, 2022 for companies with more than 25 employees who get COVID; DMV is allowing people to opt-in to paperless notices and renewal noticed via email for driver's licenses. Cole.Reed@sen.ca.gov

Rebecca Smith for County Supervisor Lawson Remer, Land Use and Environment advisor and will be attending when she can and TLR is your representative now - different from the City.

Working to develop program to prevent senior homelessness; Board passed measure to support local food providers - Buy Local. The County is one of the biggest food purchasers for facilities

Item11 was not presented: **Proposed Revision of 50% Rule for Coastal Area Remodels (Action)** Diane Kane of the La Jolla Community Planning Association has a proposal to change the Land Development Code "50% rule" from 50% of walls to 50% of Floor Area. Hope to have on a future Agenda.

Item 14 – **Adjournment at 8:25pm 15 people at the end**

Upcoming Meetings:

Streets & Sidewalks Subcommittee – February 23, 2022 at 6:30 pm

Development Review Subcommittee – March 3, 2022 at Noon

Full PBPG – March 9, 2022 at 6:30 pm