

**Karl Rand**

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**Subject:**

FW: [PBPG Board] Corrected DRAFT Minutes for PBPG Jan 13, 2021

From: **Carolyn Chase**>

Date: Fri, Jan 15, 2021 at 2:13 PM

Subject: [PBPG Board] Corrected DRAFT Minutes for PBPG Jan 13, 2021

To: PBPG < >

The Pacific Beach Planning Group met via Zoom  
on Wednesday, January 13, 2021 (2nd Wednesday)

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PBPG MINUTES  
JAN 13, 2021 MTG

Item 1 - 6:30 Call to Order, Quorum Count (9 is a quorum) at 6:29pm  
Call to order at 6:32pm

Attending

- 1 Steve Pruett
- 2 Karl Rand, Chair
- 3 Paula Gandolfo
- 4 Jason Legros, Vice-Chair
- 5 Ed Gallagher left around 9:25pm
- Maggie Roland
- Philip Tannenbaum
- Dave Schwab
- 6 Carolyn Chase, Secretary
- 7 Joe Bettles
- 8 Brian Delon
- Kevin Dougherty
- 9 Adrienne Gallo left around 9:25pm
- 10 Scott Chipman
- 11 Jessie Beckman
- Karen Ruggels
- 12 Jonathan Cole
- 13 Marcella Bothwell
- John Thickstun
- Barbara Bailey
- Ron Walker
- 14 Grant LeBeau
- Kathy Archibald
- Gordon?
- Cathie Jolley
- Eve Anderson
- Jim Marshall
- Michael Herndon
- Bridger Langfur
- Monique Tello, D2 rep to PBPG
- Karin Zirk
- Chris Brewster
- John Terell
- Acacia Clarke

Kevin Hastings  
Linda ?  
Denise Friedman  
Cathy Ives  
Jim Gottlieb  
15 Jim Morrison noticed at 7:10pm  
Greg Daunoras  
"Team RecallJen"  
Susan Hopkins  
Linda McAndrew  
Venus Molina, D2 Chief of Staff  
Charlie Nieto - added at 7:55pm  
"Save San Diego Neighborhoods"  
Connie Rand

Absent: Brian White, Junior Leoso

24 people online at 6:34pm

The PBPG is recognized as an Advisory Board to the City of San Diego and we operate under the Brown Act and applicable Council Policies. We are community volunteers not experts.

#### Item 2 Non-Agenda Public Comments

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

Ron Walker - On behalf of the Town Council giving you a heads up that they are considering changing their name to the PB Community Association.

There's a lot of confusion about what the group does and a different name could help. With 70-year history, it's a big decision and not being taken lightly and we'd like as much feedback as possible. Please email and I can send a .pdf that says more about the change. Website is: [pbtowncouncil.org](http://pbtowncouncil.org) and it's good time to renew or join. Email feedback to: [rw@pbtowncouncil.org](mailto:rw@pbtowncouncil.org)

26 online

Scott Chipman - I heard it was mentioned at recent Town Council that one usage of parking meter income could be new staff for Discover PB...awhile ago we issued support for EcoDistrict principles but this could be interpreted to support things such as the elimination of the Mission Bay golf course...take care that our support is not misused and if we're going to vote for general ideas that it not be used later as support for other issues without review.

#### Item 3 Current Agenda - Modifications and Approval

6:39pm SP wants to add an Action Item to #8 - amendment to PB By-laws relating to voting procedure - it's an admin change related to our meeting dates.

MOTION by SP/MP to approve Agenda with Change to amend the by-laws as an Action under Item 8 and Agenda is Approved without objection

#### Item 4 December 9, 2020 Minutes - Modifications and Approval

6:42pm Correct typo saying December 29th Motion to approve SP/GL Approved without Objection

Item 5 – 6:44pm Development Project Reviews (Action Item) Development Subcommittee Chair Marcella Bothwell #659170: 1743 and 1745 Reed Avenue Presenter: Maggie Roland, Kevin Daugherty

Description: Process 3 Coastal Development Permit and Tentative Map for a small lot subdivision of a lot previously improved with two single dwelling units into two small lots with a single dwelling on each lot. Rm-1-1 Zone in Coastal

Overlay and Transit Priority zone. The Development Subcommittee recommended approval 5-0 at the January 7 meeting. No plan at time for any change to the units. Shared the Tentative Map. Driveway access will be improved. Entry to back unit is via the alley and there is a parking space off of the alley, next to the dwelling. There are several 2-on-1s in the area.

Showed photos. The advantage of splitting the lots is an increased value and it could be owned by two home-owners. MOTION by JB/SP to approve 12-0-1 with J Cole abstaining due to he lives next door Chair not voting.

Item 6 — 6:52pm PBPG Chair's Report by Karl Rand

35 people online

Representation vs Leadership; We are both reps and leaders....We are very fortunate not to have civility problems in our meetings. Thanks for your courtesies and civility.

Oysters coming to Mission Bay - I sent an article about whether they can bring oysters back into Mission Bay - they clean water; they disappeared because they were over-harvested. Cultivating oysters clean water and support the shoreline. Had a presentation by Audubon ReWild proposal and the funding came from a settlement over a sewage spill. The proposal to bring oysters is another result from the settlement to research this. Bad news: the Mayor State of City tonight should be available on replay - and my guess is his main point is we won't have money for things, but will face significant cuts.

Item 7 – Streets & Sidewalks Subcommittee (Informational)

Chair's Report: Jessie Beckman will provide an update on roundabouts, the paid parking pilot program, and other pending S&S items.

6:57pm First meeting of the year on 1/27; Rose Creek Bikeway expected to connect Rose Canyon and Rose Creek bike paths. Crown Point and Morland and Crown Point and Massima Dr. roundabouts on schedule to review design and environmental in 2021 and construction in summer of 2022.

Street vending concerns - Mayor Gloria is in the process of creating an ordinance and they are accepting input/suggestions. No updates for paid parking program. Their next meeting is Feb 9th at 5:30pm see: [pbparking.org](http://pbparking.org) for info.

Item 8 – 7:01 Elections Subcommittee: (Informational)

Adrienne Gallo reported on the upcoming Election for PBPG board members.

First noted that she was very glad to see crosswalk added at Wilbur and Mission. I wish there was also a flashing light, but at least the crosswalk is there.

The PBPG Board has 11 members with terms ending and 3 vacancies

Trying to fill: 10 residential and 4 business seats; first committee is on meeting on Tuesday Jan 19 at 5pm; Still waiting on voting procedures from the city.

Applications are Due Feb 24th at 5pm request an application via email to Adrienne: [adriennegallo@me.com](mailto:adriennegallo@me.com)

7:04pm Action added to Amend PBPG By-laws to change meeting time and related timing for voting  
SP displayed a strike-out/underline and new text making administration changes to the PBPG By-laws

MOTION by CDC/PG to amend by-laws related to time/date of meeting and voting timing; Passed without objection

ADD NON-AGENDA Public Comment by Jim Marshall

Jim Marshall: An area in Crown Point Shores Park has been taken over for construction and they have ruined that area and didn't consider the dirt area to the north. They were supposed to have contacted the PG, the Town Council and to discuss and those were conditions for use of this area. It is a 3 to 5 year confiscation of the park. I can send the conditions.

Item 9 – 7:15pm Parks Master Plan: (Informational)

Carolyn Chase provided a presentation "Parks for All" on behalf of the volunteer group PARC (Park and Recreation Coalition) recommending improvements to the Parks Master Plan.

Completed presentat at 7:30pm

MOTION to change to an Action Item - passed above 2/3 required by: 13-1-0 MB voting no, Chair not voting  
MOTION: Support the improvements to the Parks Master Plan and Recreation Element recommended by PARC and send letter of support to the Mayor and City Council requesting they work with PARC, Community Planning Groups and Recreational Advisory Groups for input. Passed: 13-0-1 MB Abstained due to wanting to review further. Chair not voting

Item 10 – 7:35 Government Representatives' Reports:

Kohta Zaiser new rep for Mayor Gloria, busy with State of the City tonight

Monique Tello for Councilmember Campbell, Very concerned about protest incidents in PB and please provide any witness info you have 858-552-1770 to report info. Three have been charged: 2 adults with failure to disperse and 1 juvenile was accused of assaulting a police officer. 5 officers were assaulted and a business window was smashed. There may be another protest this weeked and SDPD has been notified. ... Some traffic concerns on Beryl/Lamont...encourage use of Get It Done app. ... will be working on Street Vending Ordinance. 911 is now available via text throughout the county. No photos, emojis or slang or group threads. Budget priority list for 2022 memo issued. Will email us a copy. 7:43pm

Q by MB - do you know about Reverse 911 - for providing emergency alerts to the public?

A - no; we're looking for ways to improve and we only found out about the riots due to a call from a town council members and it was spread first on social media, so we'd like to find better ways to communicate with the public

Aaron Burgess for Supervisor Fletcher, and Miller Saltzman for State Senator Atkins not in attendance

40 people online

Item11 –7:45pm Short Term Vacation Rentals Proposed Ordinance (Action Item)

Chair Karl Rand reviewed the draft ordinance currently proposed by Councilmember Campbell (The Four Tier Proposal) and the changes proposed by the San Diego Planning Commission, and the positions of other organizations. Almost all STVR are in Districts 1, 2 and 3.

Tier 1 "Part Time" is rented for 20 days or less; owner doesn't need to reside on-site

Tier 2 is "Home Sharing" - owner on site for at least 275 days; owner may be absent up to 90 days

Tier 3 is "Whole Home" Rentals for more than 20-days/year where owner is not on site and licenses will not exceed 0.75% of total housing units citywide

Tier 3 is the "investor class" set of rentals.

Tier 4 is "Mission Beach Whole House" applies to Mission Beach only not to exceed 30% of total housing units for a current total of 1,081 units/ 2-night min.

8:07pm

Admin note: SP asked "Save San Diego Neighborhoods" and "Team RecallJen" to identify themselves. They did not so they were moved into the waiting room until they inserted their names. They then left the waiting room.

Chair displayed history of STVR beginning in 2007 noting that STVR are illegal under the current code. Mayor declared he wouldn't enforce it and asked Council members to do an ordinance. Mayor's proposal amounted to unlimited investor vacation rentals. Council voted against Mayor's proposal and it was defeated 6-3 and passed amendments by Bry. VRBO collected signatures to challenge it on the ballot. Issues remained related to Mission Beach wanting a carve-out. In July 2020 Campbell presented an MOU with Expedia with four tiers. In September there was an ordinance with a cap on Tier 3 Whole Home rentals. In October Planning Commission reviewed and continued to December 3rd and endorsed the draft ordinance 7-0 with two specific changes: increased the Tier 3 cap to 1% and said the cap should be calculated by council district.

Want to focus on the one issue - that the cap should apply by district and not citywide.

Planning Commissioner expressed interest in having it done by Community Planning group and inquired about how to distribute lottery chances equitably around the city and not just in those fortunate enough to own coastal properties.

Displayed the chart of Housing Units by district and calculating how many rentals would be in D1, 2 and 3 and also total housing and units citywide and showing the existing "plausible" numbers that would fit in to each Tier. Numbers are low now due to the pandemic. Currently in the neighborhood of 2,000 in D2 - and PB has about half of those in D2. If the cap is applied by District we would end up with about 300 Tier 3 rentals. If applied citywide, we would end up with close to 2,000 in the District and maybe 1,000 or more more in PB. If the cap is applied by Council District it would be about 600 Tier 3 in all of District 2. So this would significantly lower the number of rentals in PB. End presentation at 8:36pm

Proposed Motion: That the PBPG adopt the following position regarding Council member Campbell's STVR ordinance:

1. While we continue to believe there should be no investor-owned STVRs in PB and thus there should be no Tier 3 under the proposal
2. we could reluctantly support the proposed ordinance on the specific condition that it contain the changes the SD Planning Commission conditioned its support upon.
3. we will vehemently oppose the proposal if it fails to include the SD Planning Commission's specific changes made to the proposal at the Commission's specific changes made to the proposal at the Commission's Dec 3, 2020 meeting. ((this is to have the 1% cap be by district and not citywide)).

JB Made the Motion and SP seconds the motion at 8:40pm

JL - if Board members have a financial interest - they have to disclose it

Chair - this is a proposal that is public policy with general applicability that applies to everybody so there are no conflict issues at all

CDC - Can they do it by Community Planning Group? that would be more equitable.

Venus - I'm scheduled to meet with City Attorney and wanted to hear from you.

Scott C- How many exist now in PB?

Chair - this is really hard to pin down; Vice Chair of OB Planning Group has done alot work and the latest is that there may be about 2,000 and under the proposal with the district cap is could go down to 300. There's no reliable number and it's controversial. ... and there are fewer listings now due to the pandemic.

PG - about the Mission Beach carve-out? Will it remain the same if this passes or will it be reduced if it goes by Council District?

NOTE from Secretary and put into the chat: The staff report says that in Mission Beach a 30% rate would amount to 1,081 whole house STRO rentals - Kevin Hastings posted" that number appears to be slightly higher than the existing stock of full time STRs in MB

JL - is there a clear distinction between the different type of housing units - as we are seeing more high density housing....

Chair - No

JL - as the number of housing units go up, the number of STVRs will go up and many are deed restricted and this could mean more STVRs for single-family homes.

SP - The numbers are fuzzy how will we know how many and how many in each Tier

Venus - when will we know real numbers about licenses? Cap in Tier 3 is 4,050 and Cap in Tier 4 is 1081 (Mission Beach) we really don't know about the others. It would be evaluated every year so we can see how many licenses came in what Tiers

SP - how can the cap be changed in the future?

Venus - every year when it comes to Council they have an opportunity to change the ordinance.

SP - how will the licenses be determined?

Chair - by lottery

Venus - this is a proposal that we are still working on and we have to go to the departments who would do the lottery and discuss the details.

Item 12 – 9:00 Adjournment

9:04pm Motion PG/SP to extend the meeting for 30 minutes

Opposed: CDC and AG Motion Passes - extended to 9:35pm

PG - if Mission Beach has a special carve-out can PB have a carve-out?

Chair - The concept is the special to Mission Beach. If they do cap by Community Planning Group, ... you'd need to do it by actual housing numbers. The idea is that the Council districts are close by housing units. PB has 10x the units as Mission Beach for instance. A lottery by Planning Group area would be hard vs by Council district "would be a nightmare." I think the benefits to PB are so great, we shouldn't ask for too much.

Public Comment at 9:10pm for one minute each

Jim Marshall - <missed this>

Kevin Hastings - advocate for distance separation - some of us on the OB Board have been advocating for that and creates tolerability among neighbors and can be done; and is being done elsewhere; also for limits on guests/rental;

Venus - that's a state law - the number of guests/bedroom is state law.

End of public comment at 9:15pm

Board discussion -

Jessie B - would like them to go away and I support this compromise

Joe B - hearing the history show we need a compromise to get things done - a 70-80% reduction would be significant

MB - important - other council districts don't care and this is an opportunity to increase their economic potential... have heard nothing about enforcement

Venus - takes one year to come into effect - a "disentanglement period" for current STVRs and to allow city to design implementation. Those who don't get the licenses should be on a waiting list - those who qualify - and this is still going to be worked out.

SC - been working on this for 13 years - big issue is illegal construction and parking - should be some way of looking at these units. If they don't have parking they shouldn't get a license. I won't support anything without distance separation. Grandfather anyone with a permit already and no transfer of permits without analyzing distance separation and over time we would get the separation we need to maintain the community character.

GL - support compromise to make progress

JL - appreciate the complexity of the issue and how tired it is and need for compromise. The motion as presented I do not support. I would support the compromise of the 0.75% in the original plan and the by district distribution and a distance separation requirement

JM - When might this be implemented (go to city council)?

Chair - going to Council probably in second half of Feb

JM - I echo concern about distance separation

SP - I agree compromise is needed and distance separation is critical. With the Midway Plan proposed to add up to 30,000 and the Balboa Plan is up to about 5,000 units and the number of STVRs would go up and would have a significant impact. The 0.75% would be the number I'd be comfortable with.

9:28pm

Chair - one of the things I haven't mentioned - we're about to go through redistricting. They won't be adding a council district but it's anticipated that the coastal districts will stay about where they currently are and there may be changes in other areas of the city.

Re: distance separation - the more things you ask for sometimes, the less you get. The motion has the virtue - the approach we're taking - this is the Planning Commission and they did consider distance separation and they decided that they wouldn't demand that. The strategy is to use the power/strategy of the PC to get something useful. Tacking on additional things is a slippery slope. 9:33pm

CDC called the question at: 9:34pm The Chair reread the Motion.

SC - request friendly amendment that the PG supports the concept of distance separation

JB - declines to accept the amendment

Jesse B - yes Joe B yes MB yes CDC - yes Scott C no Jon C yes Brian D yes Ed - gone AG - gone PG - no GL - yes Jason - no

Jim M - yes

SP - no 8-4-0 motion passes at 9:37pm

Chair - if you'd like to speak with about whether you think we should have a Special Meeting or about the issues, please contact me.

27 people still online

Meeting adjourned at 9:39pm

Jason raised the issue about requiring people to identify themselves in the Zoom meeting and we need to check that this is something that we can do. We potentially shouldn't be excluding people.

Chair - we'll look into that.

Upcoming Meetings (via Zoom until further notice):

Elections - January 19th at 5:00

Streets & Sidewalks – January 27, 2021 at 6:30pm

Development Review – February 4, 2021 at 5:30pm

Full PBPG -- February 10, 2021 at 6:30pm

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