

Karl Rand

Subject: FW: [PBPG Board] Oops - one more typo corrected: Draft Minutes PBPG July 14

From: Carolyn Chase

Date: Thu, Jul 15, 2021 at 1:30 PM

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To: <board@pbplanning.org>

*PBPG MINUTES
JULY 14, 2021 MTG.*

The PB Planning Group met via Zoom Conference

on Wednesday, July 14, 2021: 6:30 PM for their regular monthly meeting

Attending

- 1 Ed Gallagher
- 2 Karl Rand, Chair
- 3 Carolyn Chase, Secretary
- 4 Steve Pruett
- 5 John Terell
- Jeanne Liem
- Denise Freidman
- Tony Christensen
- Maggie Roland (Item 7a)
- Gordon Freulich
- 6 Paige Hernandez
- Andrew Meyer, SD Audubon
- S Gill Vardon
- 7 Adrienne Gallo
- 8 Greg Daunoras at 6:31pm
- 9 Grant LeBeau is a quorum at 6:33pm
- 10 Jessie Beckman
- Donna Sher
- Eve Anderson
- 11 Marcella Bothwell
- Cole Reed
- Cristy Maltesead...
- Susan C
- R Soetarman
- Regina
- Monique Tello, Council member Campbell
- Chloe Kerns Edge
- Fred Kosmo
- Ron Walker
- Lora Fleming
- Kohta Zaiser, Mayor Todd Gloria
- Ben
- Ronny Soetarman
- Brian Curry
- Rachel Granadino, Assembly member Ward

Members Absent: Jason Legros, Jonathan Cole, Brian White, Jim Morrison, Paula Gondolfo, Scott Chipman

Item 1 **Call to Order** at 6:36pm with 22 people online Quorum Count - a quorum is 9 out of 17 members was attained at 6:33pm

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

Carolyn Chase - update on Parks Master Plan - Draft 4 of the PMP was heard at Council Committee Public Safety & Livable Neighborhoods and the Committee voted unanimously to recommend approval with several changes made as part of the motion including: annual review and report to Council, Council oversight of allocations recommendations from the Mayor, an adjustment to the Recreational Value points system to the points value for parks less than one acre and others. The plan is for it to go to full City Council on Tuesday, August 3rd. The Park And Recreation Coalition reviewed the changes in Draft 4 and created another letter with recommendations. Several of those were adopted. One notable change in Draft 3 due to our efforts was to add a policy requiring trees in public parks to the maximum extent feasible and to limit substitution of artificial shade for tree shade to be more consistent with the Climate Action Plan.

Andrew Meyer - San Diego Audubon, Dir of Conservation and Manager of ReWild Mission Bay - 1. Wander the wetlands in partnership with UCSD open on 2nd and 4th Saturdays starting July 24th from 9a - 11am open for two hours, every other week and 2. Rec'd grant from Marine Science Fdn, UCSD, Native american group and renaissance (archeo team to reconnect native americans with places and their history) re Kumayaay history at Kendall-Frost Marsh and assessment of carbon uptake of the marsh and pollen core analysis to learn about botanical and archeo history.

Marcella Bothwell is excited PB Town Council has Concert on the Green on Sunday 8/8 from 5-6:30pm with local band The Dirty Birds

Jessie Beckman - Streets and Sidewalks meeting will be changed from the 26th to Tuesday the 20th at 6:30pm via Zoom focus on Slow Streets and update on Parking Pilot program

Item 3 **Current Agenda - Modifications and Approval** Item 10: Laura Fleming will be the presenter.

Adopted without objection at 6:46pm

Item 4 **June 9, 2021 Minutes - Modifications and Approval** Adopted without objection at at 6:50pm

Item 5 **PBPG Chair's Report by Karl Rand**

Rec'd notice from City Planning regarding conversion back to in-person meetings today saying CPGs can determine the timing; still follow state guidance and I spoke with the library and they are prepared to provide the space again. Can continue to meet virtually until Sept 30, 2021. I hope we'll be able to do some kind of hybrid. By October we should be meeting again in person.

Item 6 **PBPG Vice Chair's Report by Jason Legros** Report on Community Planners Committee ("CPC") actions. Item pulled

CDC who also attended that CPC meeting reported that there were two main items heard: The Parks Master Plan and the process for CIP project list approvals that we're up-to-speed on.

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

Item 7a: **#690081: 1902-1908 Chalcedony Street Condominium TMW Presenter:** Maggie Rowland of MRowland Management Services **Description:** Process 3 Condo Conversion Tentative Map Waiver (TMW) to convert four units currently under construction under Permit Number 663992. RM-2-5/RM-1-1 Zone. The Subcommittee reviewed and recommended approval at the July 8 meeting. 1/8 of an acre; was presented previously and approved. Voted 4-1 at Subcommittee due to a sign posted already related to a sale. Corner of Chalcedony and Lamont.

6:55pm Ed presented the project and request adoption by unanimous consent at 7pm

Marcella expressed concerns that developers don't really care about community input by putting for-sale signs prior to approval.

Approved by Unanimous Consent at 7:01pm

Item 7b: **#686666: 4455 Lamont Street Lot Consolidation TM**

Presenter: Joy & Tony Christensen of Christensen Engineering **Description:** Tentative Map to amend Permit No. 2278851 to consolidate six existing lots into one lot for the development of 28 residential units plus 2 commercial units, currently under construction. Site is 0.42 acres in the CC-4-2 zone. The Subcommittee reviewed and recommended approval at the July 8 meeting. was presented previously and approved at Lamont & Hornblend.

7:01pm Ed presented the project and requests adoption by unanimous consent at 7:02

JT asks what is the timing for the units going on the market - is the owner's intent to sell?

A - hope it could be finished within six months and also construction has to be completed and will take somewhat longer.

It would be possible for them to sell but generally this developer holds on to it awhile.

Approved by Unanimous Consent at 7:03pm

Item 7c: **#680635: 1012 Van Nuys Street Residence** 7:04pm

Presenter: Jeanette Liem of Jeanette Liem Architecture and Design **Description:** Process 2 Neighborhood Development Permit to construct a new three-story 2,486 square foot single dwelling unit with an attached 274 square foot accessory dwelling unit on Environmentally Sensitive Lands (ESL). RS-1-7 zone. The Subcommittee reviewed and recommended approval at the July 8 meeting. New Single Family Residence - architect and co-owner Jeanne Liem - vacant lot on west and north - one adjacent house on the east; will "Follow the Slope" minimize grading; roof deck; new retaining wall next to neighbor's existing wall. **MOTION to Approve by Unanimous Consent at 7:09pm**

Item 7d: **#659043: 1002 to 1012 Van Nuys/Cass Street PROW Vacation Presenter:** Charlie and Mia Sher of 990 Van Nuys Street

Description: Process 5 – Concurrent processing by PB and La Jolla Planning Groups. Vacation of Public Right Of Way (PROW) of the undeveloped portion of Cass Street north of Van Nuys Street,

totaling 8,800 square feet of land (0.20 acre). RS-1-7 zone. The Subcommittee reviewed at the July 8 meeting and voted to forward to full PBPG board. Showed Eco-District check-list and floor plans.

Where Cass St dead ends at the border with La Jolla Planning Group Area - this lot is one lot west of the prior project under Item 7d.

There is currently one paper street and an alley along with other paper streets and that have already been vacated.

Is there a public use? the property north of the alley has already been vacated. The alley south of that is not being vacated.

This is private land and if the city has no plan to develop it, they city returns it to the owners. The city didn't pay for the land.

Inquired about possible public use but it wouldn't be good for a park. The Subcommittee made no recommendation.

Donna Sher - asking for improvements to the PROW - it has two driveways, a west and an east driveway and was built more than 50 years ago and was designed with a pull through situation but the west driveway is too steep and no longer functional. Want to eliminate the west driveway and create ped access to the entry that leaves the east driveway as the sole way to go in and out of the garage. Designed an expansion into the PROW to allow the cars to exit in a forward manner. There is no public use for the ROW. All City departments reviewed and said they have no use for it and therefore must offer to the owners on the center line of the street. The extra footage will allow cars to exit safely. We would be responsible for extending the sidewalk but this isn't realistic given the grade - and we don't own that property. The existing driveway is permitted via an EMRA Encroachment Maintenance Removal Agreement.

CDC - this is private property with a public ROW on it, correct?

JT - it was dedicated on a map and the city could use it to build - and if this passes the property goes to owners on either side.

Chloe Kerns Edge - owns the lot above and is concerned about access - important that we keep the alley open for fire access

EG - the alley is being kept open

Chloe Kerns Edge - I own the six lots and we paid a lot of money for it (Rutgers Rd - that's part of my property) - people going up there are trespassing on my property.

JT Makes a Motion to approval Second by SP at 7:39pm

Discussion - it is a ROW made for streets and utilities and the alley is not included and easement for sewer and water is maintained so her utilities can still go through there and this site is not appropriate for a park and could not be used for a park due to the easement.

SP - understanding the situation we should cede the ROW back

Chair - City is requiring a curb and sidewalk

AG - if we authorize this action it would be south of where the alley extension would go

MB - Any alternatives? to keep the easement in place?

JL - The city can take it at any time if we don't vacate and there is no other safe alternative

Brian Curry - this has come up before and there is no option for a park or anything else.

28 people online

MOTION Approved at 7:50pm without objection 9-0-1 with Chair not voting and PH abstaining

Item 9: Pacific Beach Recreation Center Mural Project (Informational) was taken out of order

Brian Curry reported on the status of the PB Rec Center project: Pacific Beach Community Surf Garden art project for the north side of the Rec Center AND also on the south side above the roof

line. Rec Center was built in 1954; they are repainting the inside nicely. pbtowncouncil.org is main sponsor and working for community adopt the project. Asking for donations. Artist is Rob Tobin artistrobtobin.com specializes in community and reuse art. Budget of \$50K and probably half-way there. You can have a tile installed on to the mosaic! Surf boards can still be donated - drop off at Fitness West. More info: pbtowncouncil.org Hope to finish this fall.

Item 8: **Capital Improvement Projects (CIP) 2021 Priorities List (Action Item)**

Steve Pruett reported on the subcommittee's recommendations at 8:02pm (22 people online) and presented the group's CIP priorities. The City asked CPGs to revisit and consider opportunities for any 'shovel ready' projects. Subcommittee recommendations moved improvements for Mission Bay Dr and Grand access to the top due to benefits across planning areas and #2: Balboa Pedestrian and Mobility Access Improvements - (added new projects from the Balboa Station Plan that had never been put on any CIP list.) #3 is then Intersection Improvements include Roundabout, Crosswalks, Ped Beasons, 4. Mission Bay Dr Sidewalks, 5. Street Light improvements, 6. PB Pathways Bike Lane expansion 7. PB Entrance Signs 8. Community Bike Racks. Removed Place making (not well enough defined) and one-way street evaluation and ped bridge over I-5 - because it's not appropriate for our planning group since it would be multi-agency and not really in PB.

Motion to Approve by CDC Second by MB at 8:15pm

Denise Friedman - been involved in Crown Pt - La Cima and Loring are fully funded. Lamont is more complicated - consider removing projects that are funded and in design and make it clear they are ready to move forward.

SP - we'll confirm and then apply

Eve A - they proposed the trolley, everything we had already asked for was on there - we've asked for help around Bluffside and gotten nothing. Also point out dangers around Foothill.

Ed G - what about Mission Blvd redesign project and other improvements aren't on the list?

SP - they weren't on the list from January...didn't think to add them and it probably should be added
CDC Amend motion to add Mission Blvd projects to the list / MB agrees.

MOTION Approved 9-0-1 GD voting no stating that he's personally opposed to roundabouts and
Chair not voting at 8:26pm

Item 10: **San Diego City Redistricting Commission Outreach (Informational)** 8:38pm 22 people online

District 2 Redistricting Commissioner Fred Kosmo and Laura Fleming Chief of Staff to the City's Redistricting Commission gave a presentation

Encourage you to go on website and complete public comment form; meets on their Thursdays. Used the census data to evaluate district lines so that each district has about 1/9 of the population.

Mandated by State and Federal law. There are nine commissioners with one rep from each of the Council Districts. Completely independent to determine equitable districts. Best guess to receive new census by end of Sept and need lines by December 15 in order to prep for next election. Total deviation from 1/9th of the population should be less than 10%. Current lines were 4.59% deviation citywide. www.SanDiego.gov/redistricting-commission Meets on 3rd Thursdays at 3pm. email: Redistricting2020@sandiego.gov

Fred Kosmo - from the SANDAG map you can see that D2 is a little too large and La Jolla is a little large and D3 is really large and there will be pressure to move lines around D2 - reach out to us

Item 11: **Senate Bills Ad Hoc Subcommittee (Informational)**

Chair Steve Pruetz will reported on the status of SB 9 and SB 10 at 8:37pm

Checked status today:

SB9 in Assembly and referred to Aprops/already passed Senate and some changes to language being proposed around Coastal Zone being exempted from 2 units on single family lots

SB10 upzoning up to ten units in a transit area - out of Senate and in Assembly and passed Local Gov't Committee; Been amended and add language related to more than ten units then CEQA would apply.

Met with Assembly Member Chris Ward along with CDC and he listened to our concerns thanks to Rachel.

SB5 - Affordable Housing bill would create \$6.5 billion bond fund to create rental or owned affordable housing

Moving through the Senate

SB15 passed Senate and in Assembly - allows rezones for idle retail for low or moderate-income housing - good bill

Much better than 9 and 10 - this is a pathway to create housing more quickly where there is already infrastructure and this would make it happen.

Item 12: **Streets & Sidewalks Subcommittee (Informational)** at 8:45pm

Chair Jessie Beckman will reported on some safety concerns at Cardeno and will be installing ped-helpful lights. Update on park pilot proposal will be heard July 20th at 10 at City Council. Routine meetings have been going well. Slow Streets Ad Hoc Committee for Beautiful PB has been meeting but attendance has been waning. Circulate SD rec'd a SANDAG grant to do outreach. Sept 11/12 will be a pop-up event to engage public on changes and info about Slow Streets and needs volunteers. Also will be doing traffic counts on Diamond and Missouri.

Eve Anderson reported on Garnet Block Captains tree maintenance event. Trying to save every tree they can and keep them in good shape.

Item 13: **Government Representatives' Reports**

Monique Tello for Councilmember Campbell at 8:55pm

Leg recess for the last week. Just resumed - info item on audit of Climate Action Plan and how to improve it. Also working on CAP 2.0 (update to CAP); PB Parking District on Tuesday July 20th ITEM 332 at 11am Agreement with Discover PB and City \$250K for a shuttle.....

GD - Temp stop sign are still up at Mission at Diamond and Emerald and have been there for two months please look into it

MT - was up due to issues with the flashing beacons - I can double-check

EG - similar stop signs at Mission & Thomas - for ped safety for the summer?

MT - I'll double check - I think it has to do with the flashing beacon repairs and see what's going on

Kohta Zaiser for Mayor Gloria, at 9pm (16 people online)

New fiscal year just began; about \$10 Million complete streets, \$10 million into homelessness also matched by the County and also Climate Equity Fund and CAP 2.0; The Cooling Zone - anytime the weather goes above 85 degrees, Cooling Zones will be available at libraries and rec centers citywide.

Eve - Have we heard the name of the new trolley station?

KZ - SANDAG and MTS has continuously dodged an answer and I've bugged the team to make the change

Eve - Just refer to it as Garnet-PB

Rachel Granadino for Assemblymember Ward at 9:04pm

July 12th Gov signed budget into law. \$8.4 million OB pier ...casa de prado - ...del mar

fairgrounds.... \$35 Million for ucsd...

cliff erosion research / Summer recess approaching; Unclaimed property webinar happening

Cole Reed - Sen Toni Atkins office at 9:07pm (14 people online) Cole.Reed@sen.ca.gov

Major investments in historic budget and some trailer bills still going through this week.

Golden State stimulus plan - 2/3 will be getting \$600 and other can get \$500

\$5.2 billion in rent relief for tenants and landlords ; \$12 billion for homelessness - Project Home Key and a grant program for plans for supportive housing; \$2 billion wildfire prevention; \$ bil for water and also habitat restoration

and Education - a new grade for 4 year-olds "pre-K" - TK2 - ten students for every one teacher Cole.Reed@sen.ca.gov

Adjournment at 9:10pm

Upcoming Meetings:

Streets & Sidewalks Subcommittee – NEW DATE THIS MONTH ONLY: July 20, 2021 at 6:30 pm

Development Review Subcommittee – August 5, 2021 at Noon

Full PBPG – August 11, 2021 at 6:30 pm