

Karl Rand

Subject: FW: [PBPG Board] PBPG Draft Minutes on June 9, 2021

From: Carolyn Chase
Date: Thu, Jun 10, 2021 at 7:36 AM
Subject: [PBPG Board] PBPG Draft Minutes on June 9, 2021
To: <board@pbplanning.org>

*PBPG MINUTES
JUNE 9, 2021 MEETING*

The Pacific Beach Planning Group met at their regular monthly meeting on **Wednesday, June 9, 2021 via Zoom Conference**

- Attending
- 1 Karl Rand, Chair
 - 2 Ed Gallagher
 - 3 Jason Legros
 - 4 Steve Pruett
 - Delilah Bruzee
 - Eve Anderson
 - Tim Globa
 - Heather Henter
 - 5 Adrienne Gallo
 - 6 Jonathan Cole
 - 7 Paige Hernandez
 - 8 Marcella Bothwell
 - 9 Greg Daunoras
 - 10 Jessie Beckman
 - 11 Scott Chipman
 - 12 John Terell
 - Gordon Froelich
 - Dave Schmidt
 - L Tomlin
 - 13 Paula Gondolfo
 - Kim Heinle
 - Alyssa Helper
 - Gabriel Roseman
 - Heather Henter, UCSD Kendall Frost Marsh Natural Reserve System
 - Brian Curry
 - Kelly Borowski
 - 14 Carolyn Chase Secretary, joined at 6:41pm
 - 15 Jim Morrison
 - Monique Tello
 - Mike B
 - Jim Gottlieb
 - Rachel Granadino
 - Anu Delourii

Absent: Grant LeBeau (congrats new dad!), Brian White

Item 1 - 6:30 Call to Order, Quorum Count

The meeting was called to order at about 6:32pm with a quorum.

Item 2 Non-Agenda Public Comments

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

Marcella B: SD Parks Foundation webinar discussion on equitable parks next week, email her for info.

Paula G spoke

Kim Heinle: From Linda Vista PG, interested in off lease PB dog park.

Ed: Pointing out tree districts and corridors in PB Community Plan.

Eve Anderson spoke about the importance of watering trees

28 people online at 6:43pm

Item 3 Current Agenda - Modifications and Approval

6:43 no modifications Place T-Mobile Item first Passed without objection

Item 4 May 12, 2021 Minutes - Modifications and Approval

6:45pm No corrections to Minutes Passed without objection

Item 5 – 6:40 PBPG Chair’s Report by Karl Rand

6:46pm

Parking District Advisory Board Representative; John Terell newly appointed and Paige H is also on the Board repping another organization

Senator Atkins new representative: Cole Reed;

Beachfest 2021 on October 2nd and PBPG has reserved a space;

Consent Agenda - may start asking to place non-controversial items “on consent”

City rushing through major changes to parking and also in the Parks Master Plan; New PMP draft will go to Park & Rec Board on Jun 17th and CPC on June 22 and the first City Council Committee on July 14th. PARC (Park and Recreation Coalition) will have a comment letter by early next week.

Item 6 – 6:45 PBPG Vice Chair’s Report by Jason Legros

Report on Community Planners Committee (“CPC”) actions.

Need to review CIP project list - tell Jason if you want to participate. CPC meeting was mainly about proposal to eliminate parking requirements citywide "To align with climate action plan and mobility goals" to eliminate minimum parking within TPAs and in neighborhood commercial citywide. Help reduce reliance on vehicles and streamline development process and provide flexibility for property owners to choose how much parking they want. Would like to see timely input by Planning Groups instead of too little, too late.

Item 7 – 6:50 Development Project Reviews (Action Items)

6:57pm

Moderator: Development Subcommittee Chair Ed Gallagher

#678588: T-Mobile Cell Antennas at 3910 Ingraham Street

Presenter: Delilah Bruzee

Description: Modification of existing T-Mobile Cell site at Bay Pointe Apartment complex to replace antennas and other equipment, and to add screen wall.

Approved without objection at 7:02pm

#686049: 1011 Grand Avenue “Villas by the Sea” Corner of Grand & Cass SE corner

Presenter: Tim Golba

Description: AFFORDABLE HOUSING EXPEDITE PROGRAM. Process 2 Coastal Development Permit to demo existing structure and construct a 3 story, 35,878 SF mixed use building with 40 residential units (20 on each floor, 18, 1 bedroom and 22, 2-bedroom units) and four ground floor commercial spaces with on grade parking. Includes 4 affordable residential units. CC-4-2 Zone. The Development Subcommittee reviewed and recommended approval 5-0 at the June 3 meeting. Transit Priority Area; Required 37 spaces and providing 47 spaces. Overparked according to current code. Allowed by right 25 units. Bonuses would allow 41 but they are doing 40 - couldn't fit the last one in. Not using the Complete Communities program. FAR is 1.47 under CC it would allow 2.5 FAR and no Coastal Development Permit.

All access will be from the rear alley. Street trees in the public right-of-way will be watered. Uses Development incentive to allow parking configuration flexibility. Frontage will be considered on Cass. Bus stop in Grand along the project. Design has interior open space. Lot is about 24,000 sq ft. Building will have solar. Will be apartments. There is bike parking for 20 and 4 motorcycle parking spaces.

Report finished at 7:16pm

MOTION to approve at 7:19pm JM/CDC Motion PG voting no; 13-1-0 Motion Passes at 7:25pm Chair not voting

#683087: 1704 Hornblend Street "Jewell Apartments" Corner of Hornblend and Jewell south of current "Dollar Store"(former bank).

Presenter: Tim Golba

Description: Similar to prior project, different size and location. Two lots. AFFORDABLE HOUSING EXPEDITE PROGRAM. Process 2 Coastal Development Permit to demo existing structure and construct a 3 story, 35,878 SF mixed use building with 20 residential units and ground floor commercial spaces with on grade parking. Includes 2 affordable residential units. RM-2-5 Zone. The Development Subcommittee reviewed and recommended approval 5-0 at the June 3 meeting. Existing house went through Historic Review, no history, just a nice house. Two, 1-bdrm and 18 small 2-bedrooms (729 sq ft). 20 parking spaces where 19 required and the 20th assigned to the commercial space. In commercial corridor in EcoDistrict (ref Dec 2013) and Transit Priority Area. Inside Complete Communities but not using. 1.7 FAR where 2.7 FAR would be allowed under CC without parking and no density limit. Not using that. Commercial unit faces Jewell closest to Garnet. Development incentive related to Elevator. Front setback on Hornblend requires 15 or 20 ft and asking for elevator and tower to intrude into the setback. Asking for 5 foot instead of 10-foot setback. Private storage areas require 7 foot min dimension and min of 2332 cubic ft. Some of the storage units they are providing will not be as big. Same for the Common Open Space - doesn't meet min dimension. Giving each unit a private balcony instead. Expansion of allowed commercial uses is the last incentive. Street trees replaced and irrigated (sweet gum). Complete Communities adopted in January but the Coastal Commission has not certified it so it's not applicable yet in the Coastal Zone. Two units very-low income restricted for 55 years.

Presentation finished at 7:36pm

MOTION to approve at 7:43 by SC/SP Passed 12-2-0 PG and GD voting no 7:44pm * <note: tech problem with JT - may have wanted to vote no> Chair not voting

#579124: 4404 Ingraham Street - Mobil Gas Station expansion of Convenience Store and addition of Car Wash

Presenter: Mike Bajoua

Description: Neighborhood Use Permit to convert car repair garage space into additional convenience store space (460 SF to 1635 SF) and addition of car wash structure and additional parking spaces. CC-4-2 Zone. The Development Subcommittee reviewed and recommended approval 5-0 at the June 3 meeting.

presentation began at 7:46pm NW corner of Grand & Ingraham; improvements to driveways and bus stops. Some landscaping improvements. Presentation ended at 7:57pm *John Terrell having tech problems; cannot understand;

MOTION to approve at 8:01pm by SP/SC 13-1-0 PG voting no Motion passes Chair not voting

27 people online

Item 8 – 7:50 Senate Bills Ad Hoc Subcommittee (Action Item)

Item called at 8:02pm Chair Steve Pruett will report on recommendations for PBPG actions regarding SB 9 and SB 10 SB9 has passed Senate to Assembly Committee on Local Govt and Housing

SB10 also moving into Assembly Committee. Both passed out of Senate by large majorities.

Draft letters were emailed in advance along with text of the Bills. Subcommittee discussed what they liked and disliked.

Letter opposing passage without changes. Changes zoning laws and local communities cannot make changes.

At a minimum it should allow communities to choose where to apply this. Lot sizes are very small and sub-standard lots shouldn't qualify; no affordability; should be a CEQA process; 30 ft height limit should still apply. These are changes they are recommending.

Motion at 8:08pm PG/HD to adopt the letter opposing SB9

JB - think that these kinds of bills are needed; single family homes in PB are each worth more than \$1 million and that's a problem Transit is getting better and housing is getting worse. We need an increase in housing supply. I do not support this letter.

PH - I agree with JB 100% We need an estimated 1.8 million/homes year. A huge housing crisis. I would love to own a home one day in San Diego so we need creative solutions to ensure people can afford to purchase houses.

AG - I agree with the flavor of those comments but as a general rule of thumb, I don't believe in land use planning for neighborhoods from the State level.

CDC - There is a lot of talk about affordability, but we all know that thousands and thousands of more people want to live close to the coast. But what is reasonable? We don't have the infrastructure, the sewers, the water, the parks. This is the death of planning with respect to infrastructure. I do support the letter.

SC - We have already had increases in zoning and density around the trolley station. SFamily residences shouldn't be attacked when we're trying to increase density. We just saw two projects. Those are the kind of projects we need and not attack on single family housing. I don't believe people are going to abandon their cars. The current zoning is going to reduce open street parking and there's almost no street parking now.

EG - I'm also in favor of the letter. I appreciate concerns about affordability I'm amazed it isn't in this bill.

JL - what is really not said is that what this development push is doing - is not creating any more housing ownership changes in the market. What we are essentially doing with high density developments in continuing what's be going on for 30 years - creating s permanent renting class of citizens in this country and we need to rethink this. They are changing the very fabric of society and the options available to people. There's a lot of well meaing in these bills, and people think it will solve their problem and allow them to become home owners but they're not understanding the limitations.

JM - I would ilke to see the State come up with a middle ground and not eliminate planning and planning committee. Even if we build 3 million more units in the state, the price of housing still does not go down. And we need the units. I would like to embrace this letter. I don't want to see the City Council and Committees and Development Dept pushed aside.

JT - SB10 allows more local input...Both bills result in huge increases to the value of property and to developers and that has the perverse impact of making land more expensive - in exchange for nothing - no affordable, no env review, no community reivew - there's more density. The developer is in control of that ... - and they want to max their return - so most would build the biggest units. Changing single family lots into multi-family lots is not in the interest long term for people seeking a place to live. I know what my property's worth. I bought my house three years ago and I worked a career of 40 years, moving closer and closer to the coast over time. The investment needs to be taken into account at the same time with pursuing more housing. The projects we saw today - we should encourage more than that rather than sub-dividing single family lots and getting two expensive houses instead.

SC - I've got a 50 x 150 lots worth about 1.2 million and I could put 4 - million-dollar homes on the lot and if you do a few on the block, every house will go that way.

Brian Curry - I have never been more scared of a piece of land use leg than this. This is a horrible horrible piece of leg. Would destroy single family housing. There are no affordability requirements. There will be no need for planning groups if the state does this. The Commlluntiy Plan doesn't matter in this leg, Env review doesn't matter. It is absolutely a run on the money. My former clients are - wall st clients - are buying - big money is behind this. It has nothing to do with increased affordability. If you want split your lots into two - one should be affordable. This blows my mind. Look up Blackstone. They are buying thousands of single family units. They bouth the Dem party who normally say they care about affordability. The state shouldn't dictate planning. Go to local control and say new projects are cool where it's zoned appropriately and let the market adapt. You should be opposed to it. Don't say here's what you can do to fix it. The state shouldn't be dictating land use.

PG - change "should" in the letter to "must" added as a Friendly Amendment

**Call the question at 8:27pm Motion passes to Oppose SB9 changing "should" make changes to "must" at 8:28pm 12-2-0
Opposed: JB, PH Chair not voting**

8:29pm pulls up SB10 letter

Option to zone any parcel for up to 10 units at a height specified by the local government by ordinance for properties in "transit rich areas"

There is an option to apply it, but if you do apply it, there are a lot of mandate and would have significant negative impacts in the coastal area. Units could go up to 12. Identified extensive list of issues.

MOTION SC/GD to adopt letter to oppose SB10 (includes many details)

AG - against State level land use dictates. Letter should be stronger. I believe in affordable housing and problems we need to solved and this is not the way to do it.

JT - if this law were in effect - that 2-lot project could add 20 units without any affordable housing. What's also very odd - it's a number of units/lot not density/acre - so a 5,000 sq ft lot could have ten units and an acre lot next door would also have 10 units. So it's hard to explain from a planning perspective. It remove community input, as though that's the problem and take out affordability.

SC - the city already rezone through a process.

CDC - Communit Benefit Zoning also known as Land Value Recapture should be applied to get benefits for the local community. They have done this downtown. You do not need to give away upzones for free. You can legally recapture part of the land value increase to be used in the community. This bill is yet another give away - no affordability and no requiring community benefit analysis.

JM - Thanks to the subcommittee for all their work.

SC - every lot on Garnet could be mixed-use - commercial below and residential above. You can see great projects - that's available right now. People aren't doing it but it can happen.

Call the question at 8:40pm Voting No: JB, PH Motion Passes 12-2-0 Chair not voting

SC - regarding the effectiveness of these letters. What is the best way to make these letters be effective instead of round-filed. We need to send letters to the Committee members and maybe entire Assembly and also to the CPC.

NOTE PG: Please add the specific vote to the letter.

Item 9 – 8:15 Balboa Transit Area Ad Hoc Subcommittee (Informational)

Chair Steve Pruettt will report on Subcommittee meeting.

8:42 met and discussed what area we're talking about and discussed existing vs long term ideas to improve area.

Will meet again to address specifics. Trying to reduce traffic pressure.

Item 10 – 8:20 Pacific Beach Recreation Center Mural Project (Informational)

8:43pm Brian Curry will report on the status of the PB Rec Center project.

Defer until next month due to time crunch. Go to PBTownCouncil.org and look at PB Community "Surf Garden" approved for the Rec Center. We need surf boards donated and volunteers.

Item 11a – 8:30 Kendall Frost Marsh Reserve Project (Informational)

8:45 Heather Henter of UCSD will report on the status of the KFMR project and be available to answer questions.

Plan for new Field Station and Learning Center was shared. 16 acres of wetland habitat established in the 1960s part of UC Reserves.

Corner of Crown Pt and PB Drive. Education and outreach, research, environmental stewardship, active management.

coordination with other agencies. Current conditions- 50-year-old house trailer past its useful life. Wants to build 1700 sq ft;

ADA accessible, prefab structure; LEED Silver. Includes overnight accommodations for researchers. Mission Bay HS Learning Curriculum connects students with the marsh. In the approvals projects. Hoping to start construction in 2022. hhenter@ucsd.edu Funding from more than 40 donors. presentation ended at 8:50pm

Item 11b – 8:40 Streets & Sidewalks Subcommittee (Informational)

Chair Jessie Beckman will report on pending items including Slow Streets, Sidewalk Vending Ordinance and Block Captains tree maintenance event.

8:53pm topics at last meeting:

Rec'd status report on the Sidewalk Vending Ordinance and it seems conversations are on hold; more info: Kohta Zaiser for Mayor Gloria, ZaiserK@sandiego.gov

Slow Streets - formed ad hoc sub-committee of Parking Advisory Committee - trying to determine next steps. Continue data collection and public outreach. Being done by more than one group. Would like to understand how to make it better.

Block Captains (Eve Anderson) - trees will need a second dose of water and we will call to follow up and we can use more help. Will meet at Starbucks in 1300 block of Garnet at 3pm on Tuesday, June 15th. Bring a bucket. We also put bark done. This is just watering. Most of the stores don't really have a water source that's usable. Info in the Chat

Item 12 – 8:50 Treasurer's Report (Action Item)

8:56pm Jason Legros Close out our 2020/2021 budget cycle; only two expenditures. Using our Zoom account tonight. If anyone needs to use for PBPB business or subcommittee, contact me or Ed Cost \$149.90 and spect \$115.18 on renewing our domain name for five years and paid for our next year of webhosting. Balance of \$234.92 that will return to the city at the end of the month. The 2022 stipend will be \$500.

20 people online

Item 13 – 8:55 Government Representatives' Reports

8:59pm Monique Tello for Councilmember Campbell,

Approved overnight curfews for some parks of PB (Fanuel Park, PB Park. Library area, Mission Bay Athletic Area) and allow police to remove illegal activities and/or the unhoused. The unhoused will be connected with resources and shelters.

City raised the LGTB flag over city hall for the first time.

Voted to extend outdoor dining to July 31, 2022.

Eve - questions about bars - where they have an outside lot with hundreds of people serving until 2am. How can they be serving this late outside and not consider the neighbors. They should be inside after 11pm at night. Isn't there a noise ordinance that says you can't have that kind of noise? They used to shut down at 11pm and it worked and it was terrific.

MT - some do have restrictions on their permits and I can check on that.

JM - regarding the exit from 5-north to PB going past Jefferson-Pacific. I saw a 3-car accident. Insufficient signage for slowing down.

Rachel Granadino - Assmby member Ward appoined to be Deputy Whip. Many bills have made off Assmby floor and going to the Senate. See the bills at our website. If you have any issues with state agencies email me. rachel.granadino@asm.ca.gov 619-431-0674 district office 619-645-3090

Item 14 – 9:10 Adjournment

Meeting adjourned at: 9:08pm

Upcoming Meetings:

Streets & Sidewalks Subcommittee – June 23, 2021 at 6:30 pm

Development Review Subcommittee – July 8, 2021 at Noon

Full PBPG – July 14, 2021 at 6:30 pm

Pacific Beach Planning Group

<https://www.pbplanning.org>