

Karl Rand

Subject: FW: [PBPG Board] PBPG Draft Minutes of March 9th, 2022

From: Carolyn Chase <
Date: Wed, Mar 9, 2022 at 8:19 PM
Subject: [PBPG Board] PBPG Draft Minutes of March 9th, 2022
To: <board@pbplanning.org>

*PBPG MEETING
MARCH 9, 2022 MTG.*

The Pacific Beach Planning Group met via Zoom on Wednesday, March 9, 2022

Attending:

- 1 Karl Rand, Chair
- 2 Jason Legros, Vice-Chair, Term Expiring, beginning new term next meeting
- 3 Carolyn Chase, Secretary, Term Expiring
- 4 Paula Gandolfo - resigned and departed at 6:38pm
- 5 Steve Pruett
- Barbara Bailey
- Rich Crowers
- 6 Marcella Bothwell
- Chris Brewster
- Iain Richardson
- L Tomlin
- 7 John Terell
- 8 Greg Daunoras
- Dave Schmidt
- Naila Sclater
- Nathan Thalken
- "reopen diamond street"
- 9 Scott Chipman a quorum at 6:30pm
- Ian SDPC
- David Dent CBO
- Gordon Froehlich
- Called to order at 6:32pm
- 10 Jim Morrison at 6:35pm
- 11 Paige Hernandez at 6:40pm
- Eve Anderson
- Jim Gottlieb noticed at 7:25pm

Absent:

- Jonathan Cole
- Grant LeBeau - Term expiring
- Ed Gallagher - Term expiring
- Jessie Beckman - Term expiring
- Adrienne Gallo - Term expiring

ITEM 1 - A quorum of 9 was achieved at 6:30pm; Called to order at 6:32pm with 22 people attending online

ITEM 2: Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG

Paula Gandolfo - I've sold my place and I'm leaving San Diego.this community hung together for many years for many issues.....whatever we do is going to affect the water....if we destroy there will be nothing left...as you go forward speculating on how much money you can take consider attracting developers who want people who want live here in a conscious way....this Blue Frontier is our to protect and I've enjoyed being on your side - adios!

Chris Brewster - some thoughts on the STVR situation - as you know some controls were passed, but they were challenged by AirBnb and it was repealed. Then two years of inaction followed until Council member Campbell came up with a proposal working behind the scenesand would remove 6500 homes from long term housing when homeless is rampant and it's become more expensive to live here....it allows any home owner to rent any home or duplex without limits. If you hear there will be a cap on whole-home rentals, it's not true. I'm saddened by the outcome and appreciate that the PBPG did support better outcomes throughout.

Chris posted in the chat:

https://www.sandiego.gov/treasurer/short-term-residential-occupancy?goal=0_c2357fd0a3-8ee20af87e-81839929

Iain Richardson inquired about missing Minutes from the website (last posted are from Oct 2021) and also missing agendas

ITEM 3: Current Agenda - Modifications and Approval

The Chair noted that the presenter for the last ITEM 11 on the Agenda has a teaching commitment until 8pm and if the item comes up prior to her arrival, he will make her presentation

No modification proposed, adopted without objection

ITEM 4: February 9, 2021 Minutes - Modifications and Approval

No modifications were proposed, adopted without objection

6:48pm 24 people online

ITEM 5: Chair's Report by Karl Rand

Short Term Vacation Rentals - the CA Coastal Commission approved the ordinance as presented and did require that planning groups be in the process; Disappointing but I believe we'll be better in the long run with lists of owners in the program and with enforcement. Next step will be a date for the Lottery and ordinance should take effect in December (nine months from tonight). We'll continue to monitor.

Street Vendor Ordinance - approved on March 1st and going to CCC and hope it will be expedited. Want it in effect for the summer. The City is going to come up with maps to show what's allowed where and when.

Diamond Street - the Town Council held a meeting with public input and the city has plans not to undo the slow street, but make it more permanent with lines on the street - they had targetted July to paint bike lanes.

We will be hearing this as an Action Item next month.

Housing Policy Leadership Academics - I was invited to be a part of this SANDAG "Academy" that meets the third Wednesday for the next ten months and I'll report back.

ITEM 6: Vice-Chair Report by Jason Legros

CPC Report - I sent around the CIP Project Prioritization Survey the city is doing. We also discussed proposals to amend CP600-24 related to Community Planning Groups. Nothing definitive at this time. Overall, the discussion is moving in a positive direction but there are also unanswered questions.

6:58pm 24 people online

ITEM 7: Development Project Reviews

7a: #686807: 3559 Riviera Drive ADU – Tobias Residence

Presenter: David Dent, Architect

Description: Process 2 Coastal Development Permit for construction of a 429 square foot second story accessory dwelling unit above an existing detached garage. The site is in the RS-1-7 Zone. The Subcommittee reviewed at the March 3 meeting and recommended approval. Lot size is 1.3 acres just across from the Bay in Crown Point. Parking will be maintained and there is room for another 3 spaces in the driveway.

7:06pm Any questions?

GD - did you check with the neighbors?

A - yes

GD - how can the people behind not have their view restricted?

A - they don't have a bay view - it would only be in the sky view

SC - Is the front house owner-occupied?

A - yes

MOTION to Approve by SP/SC PASSED 10-0-0 at 7:09pm

7b: #692972: 1016 Oliver Avenue ADU – Sclater Residence

Presenter: Ian Harris of San Diego Permit Co.

Description: Process 2 Coastal Development Permit to convert an existing 456 square foot Guest Quarters to an accessory dwelling unit with full kitchen. The site is in the RS-1-7 Zone. The Subcommittee reviewed at the March 3 meeting and recommended approval. 0.4 acre site. We're under construction for the addition, closest cross street is Cass St. This is a build-by-right Guest quarters and we're looking to convert it into an ADU.

There is room for parking in the back, though it is not required.

Asked for questions at 7:15pm

Q - neighbors?

Q - Solar? A yes

MOTION to approve by SP/SC PASSED 10-0-0 at 7:19pm

22 people online at 7:19pm

ITEM 8: Elections Subcommittee report by Steve Pruett

Currently have six board members with terms expiring and five has elected not to run again and Jason Legros is going to run again. Gordon Froehlich has applied. And there's no need for a vote with two candidates with seven seats open and the new candidates are approved according to the guidance provided by the City.

Paula's term was until 2023 and that leaves us with 11 Board members and Council Policy requires we need 12 people to be considered an active board. Two people in attendance tonight have received applications and if they do apply, we can seat them in the April meeting and get us above 12. We should try to fill at least 15 seats.

There are five business seats available - zero seats from business at this time. Please reach out to PB business people you know. The Board has positions: Chair, Vice-Chair, Secretary, Treasurer, Development Committee, Streets & Sidewalks and we will review these positions in April. Please consider what you will volunteer for. Any questions - you can visit the website to see Minutes or contact Karl or myself. [steve.pruett:<swimski55@gmail.com>](mailto:steve.pruett@swimski55@gmail.com)

CDC thanked the group and stated she would remain active locally focusing on mapping and educating about trees and everyone - please join the TreeMail list at TreeWatchSD.org

7:28pm

ITEM 9: Streets & Sidewalks

KR rec'd a report from Sunny Lee, Discover PB - re the parking district - last meeting was cancelled. City Mobility is meeting with the parking installation company and it's going to be a mix of multi-space and single-space meters. Re: shuttles from the trolley station. The traffic engineers have to reduce the speed limit on Morena that doesn't allow for Neighborhood Electric Vehicles that they want to use for the shuttles. Max speed needs to be 35mph and some are currently 45mph. I'm going to follow-up to find a map of the proposed routing. I thought it would just go down Balboa. Any questions reach out to her.

FROM the CHAT by JG: To see the kind of vehicle used by FRED (Free Rides Everywhere Downtown), see <https://voiceofsandiego.org/2018/09/12/downtowns-free-transit-service-is-san-diegos-most-expensive-by-far/> . I assume the PB shuttle is prosing to use a similar small vehicle.

7:36pm

Eve Anderson update on Garnet Block Captains

We're taking care of trees! Scott helped with watering. We won't need to go to such an extent next year. We know the 50 owners and are looking for tree helpers to work for one specific block. Ed G is going to take on a block. Palms don't need extra water. Commitment is for 3 buckets of water in each one of the tree wells, once possibly twice and probably just deliver a note since many of them know how to do it now. We still need to help.

Empire Beauty across from Trader Joe's parking lot has no irrigation and it's slightly over our border and we water that one too. Let me know if you can help. eandersonPB@gmail.com

7:41pm

ITEM 10: Government Representatives

No government reps were in attendance at 7:42pm

ITEM 11: Proposed Revision of 50% Rule for Coastal Area Remodels presented by Diane Kane, La Jolla Community Planning Association

KR introduced this item about what constitutes a new build vs reconstruction - this is the 50% Rule.

A CDP is required for some improvements with some exemptions and defines 50% or more of the exterior walls as the standard. So that something that is completely new construction if you play games with keeping exterior walls. Some extreme examples of abuse require this clarifying proposal that would close the loophole. The exemption was not intended to allow such dramatic changes without review. This would require review when there is substantial changes and also limits serial improvements over time (abuse by doing changes in stages).

Proposed two changes - that changes in size beyond a certain limit require a CDP and another that limits "serial" review. Questions at 7:53pm

CDC - this is to avoid public review by both Planning Groups and the Coastal Commission?

A - yes

SP - if you see construction that hasn't come before us, it may be abusing this rule.

JT - how does this interact with proposal to have a shorter review period?

JL - the State is mandating that there is a mandatory approval if they exceed five meetings by the City.

So the Planning Department is wanted to eliminate planning group review in order to free it up for other city meetings.

8pm MOTION JT/SP to support proposal 10-0-0

Approved with objection

8:01pm Kohta Zaiser arrived from Mayor Gloria's office:

- working to get more input and presentation on Diamond Slow Streets proposal - in process of scheduling.

KR will look into doing a combination zoom and in-person meeting.

- Build Better SD Initiative - changes 44 DIF funds to a centralized fund like they did with Parks fees.

- re Care Court - related to Conservator ship who cannot take care of themselves on their own; been lobbying to lessen restrictions on conservatorships for those most difficult to reach; establishes the Care Court to provide housing and mental health services. Hasn't specified the funding yet. Will be state-mandate and will be announced soon. Will be court-ordered and mandated and apply to those who repeatedly have denied services.

Not sure what would happen if they would be stopped from leaving. I can find out.

Posted in the Chat regarding: Civil Conservatorship

<https://www.sandiegouniontribune.com/news/california/story/2022-03-03/california-judges-order-help-homeless-people-newsom-plan>

<https://insidesacramento.com/civilconservatorship/#:~:text=A%20new%20way%20to%20manage%20the%20homeless%20problem,for%20the%20chronically%20unsheltered%2C%20and%20it%E2%80%99s%20gaining%20traction.>

ITEM 12: Adjournment at: 8:18 pm with 21 people online

Upcoming Meetings:

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

Development Review Subcommittee – April 7, 2022 at Noon

Full PBPG – April 13, 2022 at 6:30 pm