

Karl Rand

Subject: FW: [PBPG Board] PBPG DRAFT Minutes of May 12, 2021

From: **Carolyn Chase** >
Date: Wed, May 12, 2021 at 8:05 PM
Subject: [PBPG Board] PBPG DRAFT Minutes of May 12, 2021
To: <board@pbplanning.org>

PBPG MINUTES
MAY 12, 2021 MEETING

The Pacific Beach Planning Group
met via Zoom Conference
on Wednesday, May 12, 2021

Attending online

- 1 Ed Gallagher
- 2 Steve Pruett
- 3 Karl Rand, Chair
- 4 Paula Gandolfo
- Barbara Bailey (2 accounts logged in)
- 5 Carolyn Chase, Secretary
- 6 Greg Daunoras
- Charlie Nieto
- 7 Grant LeBeau, Treasurer
- 8 Jim Morrison
- 9 Jason Legros Quorum at 6:31pm
- Eve Anderson
- Kristen Victor
- 10 Adrienne Gallo
- 11 Scott Chipman
- 12 Marcella Bothwell
- Iain Richardson
- Rachel Baylor
- Susan C
- Dave Schmidt, Beach & Bay Press
- <22 people online at 6:33pm>
- 13 Jessie Beckman
- 14 John Terell
- L Tomlins
- Dan Linn
- Gordon
- Jim Gottlieb
- Monique Tello - D2 Campbell at around 7:30pm

ABSENT - Jonathan Cole, Brian White, Paige Hernandez

Quorum Count - A quorum for the PBPG is 9 members in attendance - a quorum was established at 6:31pm

Item 1 - Call to Order at : 6:33 PM

Item 2 Non-Agenda Public Comments at 6:36pm

Issues not on the Agenda and within the jurisdiction of PBPG

Steve Pruett - RE: SB9 and SB 10 State Bills were approved through Senate Appropriations Committee; similar to prior suspended bills.

SB9 would allow single family home lots to be split and allow a duplex on each. So a single family lot could have four units. SB10 would allow up to 10 units within a half-mile of a bus line (in a Transit Priority Area). Both would have impacts in Pacific Beach. You can find the bills online at the CA State website. Sen. Toni Atkins is taking comments.

Marcella Bothwell - Next Town Council meeting next Wednesday talking about exciting projects for a Beautiful PB Murals <https://www.pbtowncouncil.org/pb-rec-center-mural/> on the Rec Center. Sponsorships are available. Can donate any used surfboards.

Ed Gallagher - I think alot about public art that challenges our thinking about what art can be and what subject matter. How about highlighting our reach heritage, diverse nature, and future potential. Also could highlight famous people from PB and athletic history. Public art is a great way to showcase our rich local culture.

Eve Anderson - Garnet Block Captain program - yes we'd like more murals. We're building awareness that Garnet Ave is our main shopping area - it's Community Commercial. We just put out a newsletter and we had a cover article in PB Magazine. Next month will one year since starting this project and improvements are happening. We're working to fill empty tree holes and donations are accepted.

Scott Chipman - I've gotten several calls...KUSI had a story about businesses on Garnet who want to keep their encroachments in the parking zones and several people are very opposed to that. Garnet Ave is trashy and encroachments created decades ago are still there. The City doesn't require a new business to reapply for an encroachment. They don't go away. This Planning Group should ask for the ability to review sidewalk and street encroachments. People contact me are adamantly opposed to such encroachments.

Dan Linn - Re: street art on Garnet - La Jolla has a committee dedicated to murals and they solicit space and artists and it well established. Could connect with them if we want to pursue.

Item 3 Current Agenda - Modifications and Approval 6:49
Adopted without objection by unanimous consent

Item 4 April 14, 2021 Minutes - Modifications and Approval - 6:49pm
Correction to spelling of John Terrell's name Approved without objection by unanimous consent

Item 5 – 6:40 PBPG Chair's Report by Karl Rand - 6:51pm
Be selective in usage of the chat room. We are subject to the Brown Act and run by Robert's Rules. New members are required to do the City's COW Training (available online) and it's a good idea for returning members to review. Re: formation of an ad hoc subcommittee to track SB9 and SB10 and other pending bills of interest; Steve Pruett has agreed to Chair. Members interested in serving please contact Steve directly. I spoke with city staff about the Chase Bank building and the project has stalled.

Item 6 – 6:45 PBPG Vice Chair's Report by Jason Legros at 6:54pm
Not a whole lot to report. OBPG has proposed metrics for city to evaluate Short Term Vacation Rentals; PARC presented an update about the Parks Master Plan. We discussed the State bills and there is a proposal for a CPC subcommittee to follow them and we can coordinate with them.

Item 7 – 6:50 Development Project Reviews (Action Item) at 6:55pm <25 people online>

Moderator: Development Subcommittee Chair Ed Gallagher
#686021: 853 & 855 Sapphire Street ADUs

Description: Process 2 Amendments to existing Coastal Development Permits (two single dwelling units with detached garages on two legal lots) to add second story ADUs and rooftop decks over the garages. RM-1-1 Zone. The Development Subcommittee reviewed and recommended approval at the May 6 meeting.

Project proponent: Dan Linn showed slides with project illustrations. Max FAR may be exceeded by 800 sq ft to add ADUs. Units are about 480 sq ft and with open 225 sq ft deck on top of each. No setbacks are required on the sides or rear yard (alley in this case). City has signed off on proposal. 5 Bedrooms with two parking spaces on each lot. A letter of Appeal was filed mostly concerned about parking, congestion and density. Q - is there any un-concreted space? A - the same as before - the front yard between house and sidewalk are permeable except for a walkway to the front doors.

EG asked for any comments from the board and then the public.

Scott Chipman spoke against the project as inappropriate planning with insufficient parking in a community already underparked.

ED READ the Appeal filed by Gerard Sweeney - too many people, cars and issues in the alley with high density apartments next door.

Dan Linn - responded saying it meets the requirements

Jessie Beckman made a motion to Approve/ second by JL at 7:20pm

JB spoke in favor of the motion: I don't have designated parking and I live in an apartment. PB doesn't have a parking problem, we have a housing problem and I support this as transit is improving.

AG - Both Scott and Jessie made good points. I am close to that location and I see how congested the parking is so I'm going to vote no.

John T - Agrees with Scott and Adrienne - PB does have a parking problem. It meets the codes from the city and state and those may be flawed and I'll vote in favor.

Scott - there's no requirement for people to use their garages. Virtually all are rented separately. It could be illegal. If everybody parked in their garage it would be better and there's no guarantee they will use it for parking. It's first-come, first serve. I see people wandering the streets all the time trying to find parking.

Grant - For me, what's most important - affordability will be addressed on the supply side of things and if we're increasing density - I live on block away - the long term solution is improvement in public transportation. Taking into account affordability we need to improve transit.

Last call for testimony at 7:25pm

L. Tomlins - I would like to disagree very much with hJB - it's not a housing problem, it's a parking problem. Several people are living in many of these units so I think we have a parking problem.

Call the question at 7:26pm

AG - No, CC - No, GL - Yes, GD - No, JL - Yes, JB - Yes, JM - Yes, JT - Yes, MB - Yes, PG - No, SC - No, SP - Yes, EG - Yes
Motion passes 7-5-0 at 7:29pm Chair not voting

Item 8 – 7:15 Elections Subcommittee (Action Item) at 7:29pm

Chair Steve Pruetz will present the commercial member application of Andre Desjardins applicant business address is outside of PB and by-laws state we don't allow home-based businesses in commercial seats. So they would have to apply for a residential seat. Exhorted all the Board members to read our By-laws and understand the requirements and qualifications. We still have three business seats open and anyone with a business in PB is invited to apply. Contact Steve for an application.

Item 9 – 7:20 Streets & Sidewalks Subcommittee (Action Item) at 7:32pm

Chair Jessie Beckman provided an update on pending items including formation of a Balboa Transit Area subcommittee. Had a robust meeting; two new requests - reexamine the timing of signal at Foothill and Fanuel. Request to have them all turn red with pedestrian season activation. Also looking at another 4-way stop. Also discussed "Slow Streets" - we're home to the last slow street in the City. There's a new subcommittee, under parking advisory committee and will meet soon.

Monique Tello - D2 Campbell staff requested to send in comments - negative and positive.

Steve P brought forward ideas for ways to relieve traffic on Mission Bay Dr in area of new trolley station.
SP - that intersection is the most highly traveled in SD right now and the city needs to be aware of things happening now - that have an impact on that intersection and advocate ways to relieve pressure. Try and redirect some trips. Falls under Streets & Sidewalks, we can craft a letter with some recommended actions by businesses or the city itself.
Email Steve if you're interested. AG volunteered.

Item 10 – 7:30 Treasurer's Report (Action Item) Treasurer Grant Lebeau at 7:38pm

This is my first year a Treasurer. Very few transactions. Annual City budget of \$500 and we need to keep about \$100 to cover webhosted. One suggestion is to get computer to improve presentations in meetings when the pandemic ends. It's use it or lose it.

JB - suggests we get a Zoom Pro account and I think it's about \$20/month

GL - it's \$149/year;

CC/AG MOTION to approve expenditures for website (annual) and domain registration (five years) and a Zoom Pro account

Web bills estimated at \$100 Zoom Pro at \$149/year

Approved All in Favor

Item 11 – 7:40 Government Representatives' Reports at 7:54pm

Monique Tello for D2 Councilmember and Council President Campbell

City Council finished budget hearings at committee; the next step is to have a public hearing on May 17th at 6pm with opportunity for public comment.

Info on how to participate via Zoom or phone or send comment visit the city's website.

SANDAG and Caltrans are looking for input on airport - survey closing May 14th

GenConnect program is a 12-week training program to provide outside-the-classroom experience in specific areas.

7:57

Q - TC has been getting a lot of contacts about the vendor ordinance - what's the status?

MT - Discussing with City Attorney to get something for a vote. It's a priority but nothing too specific to report. There are challenges.

JL - we had requested a micro-mobility program update - haven't heard - can we get this on our Agenda for next month?

MT - I'll check with them one more time to try and get responses.

AG - Status of ReWild proposal and De Anza Plan Update?

MT - no - I can doublecheck.

PG - Status update - Foothill and Loring roundabout

MT - still in the works - on a priority list - trying to find more funding

Item 12 – 8:00 Adjournment at 8:01pm 25 people online

Upcoming Meetings:

Streets & Sidewalks Subcommittee – May 26, 2021 at 6:30 pm

Development Review Subcommittee – June 3, 2021 at Noon

Full PBPG – June 9, 2021 at 6:30 pm