

## Karl Rand

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**From:** Karl Rand  
**Sent:** Friday, January 7, 2022 6:39 PM  
**To:** Karl Rand  
**Subject:** FW: [PBPG Board] DRAFT Minutes for PBPG Meeting of Nov 10, 2021

**From:** Carolyn Chase <  
**Date:** Wed, Nov 10, 2021 at 8:39 PM  
**Subject:** [PBPG Board] DRAFT Minutes for PBPG Meeting of Nov 10, 2021  
**To:** <[board@pbplanning.org](mailto:board@pbplanning.org)>

PBPG MINUTES  
NOV. 10, 2021 MTG.

The Pacific Beach Planning Group met via Zoom Conference on Wednesday, November 10, 2021 for their regular monthly meeting

### Attending

1 Karl Rand, Chair  
2 Ed Gallagher  
3 Carolyn Chase, Secretary  
Steve Wai  
4 John Terell  
5 Steve Pruett  
Tom Coat  
Ray Contreras  
6 Adrienne Gallo  
Eric Duvall  
7 Paige Hernandez  
8 Jason Legros  
9 Marcella Bothwell  
Quorum at 6:39pm  
Kitty McDaniel  
Gerald Koh  
L Tomlin  
17 people online at 6:30pm  
Kim Grant  
Chris Freeman  
Ed Hoban  
Ted Miyahara  
Curtis Condie  
10 Greg Daunoras  
11 Jonathan Cole  
Eric Otterson  
Zenia Minwalla  
Monique Tello  
12 Jim Morrison  
13 Paula Gandolfo  
John Wurster  
Michelle Reyes  
Iain Richardson  
Barbara Bailey

Dave Schmidt  
C Freeman  
Ellen Turkel  
Ana Rimkus  
14 Grant LeBeau at 6:58pm  
Mandy Havlik at 7:15pm  
Eve Anderson at 7:20pm  
Anne Fege

Absent: Scott Chipman, Jessie Beckman

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Item 1 - 6:30pm Call to Order, at 6:31pm with Quorum Count (a quorum is nine) with 23 people online

Item 2 - Non-Agenda Public Comments began at 6:33pm with 27 people online  
Issues not on the Agenda and within the jurisdiction of PBPG

Adrienne Gallo - UCSD is looking for fundraising and volunteers interested in coming up with a solution /plan to save the mural at the Kendall-Front Reserve Trailer

Tom Coat - re roundabout at Foothill & Loring that has not begun construction as planned. I would like to plea to get one signaled crosswalk on Foothill Blvd. 0.62 stretch of road without a cross walk - asked for help back in 1992.

Ray Contreras - with BluLite Bonfires how has the city allowed biz to operate on beaches without permits and licenses, some for years and have gotten no response and the message is clear that it's not a problem. I'd like to hear from someone at the city to get information about these and we're waiting for the new street vending ordinance to see if it will be addressed. The biz are not paying their taxes and are not held accountable. .... area without fire rings and even in some - things are being burned that shouldn't be, including xmas trees which create environmental issues. Where do you stand on banning wood-burning fires? We tailored our biz to provide clean-burning propone - from Mission Beach to Tourmaline there are no ring provided and it's the worse polluted area because I clean up after it.

Item 3 - Current Agenda - Modifications and Approval

ACTION: The published Agenda was adopted without objection at 6:42pm

Item 4 - October 13, 2021 Minutes - Modifications and Approval

ACTION: Minutes of October 13, 2021 were approved without objection at 6:43pm with Adrienne abstaining due to lack of attendance.

Item 5 - 6:35pm PBPG Chair's Report - Karl Rand began report at 6:44pm

STVR Ordinance - was sent back to staff to change lottery to give preference to existing good actors and memo should come out any day with some discussion - start date of July 1 is likely to be pushed back, perhaps by 90 days.

City Redistricting - have been following along with Marcella B and they are considering three different plans and next meeting is Saturday at 11am

Street Vendor Ordinance - going to council in December and trying to get a copy as soon as we can

3883 Ingraham - apartment complex on Ingraham, contacted by California Strategy and wanted to meet with some of us to discuss under-utilized parking space and asked them to keep developing their ideas

Blue Line Trolley Station Opening on November 21st - best to download app called Pronto; resounding silence on any shuttle to the beach

Fiesta Island Plan Update was finally approved at City Council yesterday

Proposal to change People's Ordinance by Council member Elo-Rivera to require single family homes to pay a separate fee to trash/recycling pick-up

Item 6 – 6:45 Development Project Reviews (Action Items) began at 6:50pm (36 people online)

Moderator: Development Subcommittee Chair Ed Gallagher

ITEM 6a: #694724: 1720 Garnet Ave –Carbon Health NUP

Presenter: Ed Hoban

Description: Process 2 Neighborhood Use Permit (NUP) for creation of an Urgent Care Facility through tenant improvements at the existing commercial building at 1720 Garnet Avenue (Vons Shopping Plaza). CC-1-3 Zone. The Subcommittee reviewed at the November 4 meeting and recommended approval. No overnight patients; walk-in only, no ambulances; Going in right next to Vons.

MOTION to Approve at 7:01pm JM/SP Abstaining: PG due parking concerns and GD due to parking concerns Approved 10-0-2 Chair not voting

ITEM 6b: #658664: 4945 Crystal Drive – Otterson Residence CDP began at 7:04pm

Presenter: Kim Grant, Architect

Description: Process 2 Coastal Development Permit for demolition of an existing duplex and the construction of a new 3795 square foot, three story residence with an ADU, basement, terraces and balcony. The 0.11 acre site is in the RM-1-1 Zone, parking impact zone, transit priority area and residential tandem parking overlay zone. The Subcommittee reviewed at the November 4 meeting and recommended approval.

Single-family house with small ADU on the ground level with landscaping and garden space. 0.74 FAR on 5064 sq ft site Have received no objections and we've live here for 22 years and we know the neighbors.

Requesting change to driveway width to be 20 ft wide instead of 12 feet in this situation and does not impact parking MOTION to approve at 7:16pm by SP/AG and support the driveway of 20 ft instead of 12 ft PG voting No, 12-1-0 Chair not voting at 7:20pm

Item 7 – 7:35 Ingraham Street Bridges Naming Proposal (Action Item) began at 7:21pm

There is a set procedure for naming properties that includes requiring approvals by the related Town Council and Planning Group.

Kitty McDaniel shared the history behind the designing of the Ingraham Street bridges by her father Art McDaniel and the many other civic contributions her parents (and Annie) made to PB. He was both a structural engineer and an artist. Was a President of the Assn of Civil Engineers and designed other beautiful bridges. Ms. McDaniel requested a letter of support from PBPG for an application for the renaming of the bridges for Art McDaniel.

MOTION to support renaming of the two Ingraham Street bridges after Art McDaniel by JM/GD Passes 11-0-3 Chair not voting Abstaining: JL wanting more info on how infrastructure and AG for the same reason; and JT as well;

Item 8– 7:50 Affordable Housing Proposal for 2662 Garnet Ave (Informational) began at 7:33pm

Ted Miyahara (President) and John Wurster (Sr VP of Development) of the San Diego Community Housing Corporation presented their preliminary conceptual plans for an affordable housing project at the site of the former Wasabi Sushi restaurant by Rose Creek. Non-profit operates approx 1500 affordable units in the region. 0.40 acre site in Balboa Station Specific Plan Community Village (0-72 cu/ac) zoning CC-3-9 mixed use, residential above - 40-60 units estimated. Pursing funding from County of SD requires working with local community groups. Would like to have a better plan, but timing requires previewing it now. Excellent candidate for workforce housing, live, work and plan situation; Studio units (to be more affordable).

All just conceptual. Ted hands over to John at 7:38pm Don't have styles, prelim stages. Contain ground level commercial. Adjacent to Rose Creek Trail.

Q - est of size of studios?

A - 300-400 sq ft?

Q - parking?

A - would be some parking but limited

Q How far will setback be from street? Street Trees? facing the creek? how many stories?

A - would open up to the creek? Elevated outdoor level facing the creek; Looking at 3 stories - however we can fit 40-60

units

I believe it's about 18 feet in the guidelines and about six feet of a parkway with a sidewalk

AG - expressed support for housing here and more affordable and prioritize housing over parking and commercial with the caveat about the safety of pedestrians in this area accessing the trolley station from here. It needs to be safe to walk or bike to the trolley from here.

GD - note there are mature trees and encourage them to retain them. Would be acceptable to me not to have any commercial space and to make the housing more viable. Are you required to have the commercial or do you want it?

A - I think the underlying zoning dictates a commercial component but we have seen the City allow community space and admin space be acceptable as part of the requirement.

Q - what is income range for workforce housing

A - a broad range - about 60-100% of AMI between \$50-90K/year

CDC - so are these going to be restricted affordable units or simply smaller, market rate units?

A - most likely deed-restricted and subsidized rents; the funders - city, county, state require restrictions for income and rent

SP - we would like to see more affordable housing and this is a great location for it - and echo embracing the creek rather than turning your back on the creek and also make it a safe environment (more eyes on the creek). If parking is minimized, how can you accommodate Ubers etc and deliveries?

Item concluded at 7:54pm

Item 9 – 8:05 Reversing Urban Forest Decline in San Diego (Informational)

Carolyn Chase will report on the City's urban forest policies and efforts by TreeWatch San Diego and other groups to reverse the decline of the urban forest and promote/protect trees in San Diego. It will be important for use to see a project embracing the creek and at the same time addressing the street frontage that has very high traffic and pollution at this time.

CDC and Mandy presented about trees in the city and finished at 8:08pm

Eve A - I love what you're doing but had lot of trouble getting permits for trimming of more than 20 trees. We worked on three gallons every 3 weeks and did that for 50 trees and watered three separate times as was needed during the drought. Would like to figure out how to get them trimmed legally.

We we first moved here in 1973 and went to Kate Sessions park and it looked barren to me compared to where I was from. If you look down now, it's gorgeous.

Mandy - there are so many opportunities to improve policies related to trees. We want to help.

IR - my own experience trying to plant in the parkway in Crown Pt and there's a no fee tree planting permit and it requires consistency with Community Plan and there's also a city list of approved trees and they don't match. So out of the two lists, which do I use and how would the permit be granted and how can we get it updated. And the requirements are onerous - staking and irrigation and issues with utilities. In trying to navigate the city - there is a city tree guy and no amount of phone calls could raise a response.

JM - I appreciate your work and there was a wonderful report about trees in Balboa Park and how the city needs more arborists to help. I hope we can get past infrastructure issues and really plant more trees.

EA - Bonnie Varner, former President of Town Council designed a tree program for PB by color, blocks of color, but

sometimes the roots get in the way and the leaves get in the way etc and list should be updated and go with current list.

Item 10– 8:25 Streets & Sidewalks Subcommittee (Informational) began at 8:19pm (23 people online)

Eve Anderson reported on recent actions by the Garnet Block Captains including tree watering program recently completed. CiclosDias was really fun closing Garnet and Cass on the weekend. Great turn out by bicycles and would have liked more pedestrians - need more publicity toward community. Garnet Ave is looking a lot better. There is a proposal to move Farmer's Market to 700-800 blocks of Garnet from Bayard to the Boardwalk but most really like being on Bayard where there aren't other businesses and there should be public comment to Discover PB, Sunny Leigh. Xmas parade is happening on December 11th.

Item 11 – 8:35 Government Representatives' Reports began at 8:25pm (22 people online)

Monique Tello for Councilmember Campbell - Re STVR don't have date yet; nor for Street Vendor Ordinance - send suggestions and review the 2019 draft ordinance - that was a starting point and there may already be changes but that's worthy reviewing; Google "street vending ordinance San Diego" and there's still a webpage you can see. There was also a past workshop. Nothing more on Foothill street status; And share any input to the redistricting commission since they have picked the final map.

Q - Iain - related to dog in Mission Bay - did the dog access hours change?

A - has not gone to council yet and will go to subcommittee first

Q - status of SDG&E contract

A - the Franchise Agreement was approved back in the summer

Q - what about the undergrounding work in Crown Pt - is it restarted? They should be coordinating work on projects....

A - they are working on restarting now but some of the costs have changed during COVID and it will be going back to council for priorities

JL - city is finally taking legal action against major scooter operators but it's a little disappointing that this was immediately preceded by an ADA lawsuit filed against the city in federal court - reactive rather than proactive policies and that is a disservice to all our citizens. Encourage you advocate for a paradigm shift in the way things are done - we need a paradigm shift rather than dealing with problems after-the-fact.

MT - installations of parking meters on Garnet project has been sent to Coastal Commission for review

no other elected official reps attended

Kohta Zaiser for Mayor Gloria

Aaron Burgess for Supervisor Fletcher,

Rachel Granadino for Assemblymember Ward, and

Cole Reed for State Senator Atkins.

Item 12 – scheduled for 8:50

Adjournment 22 people meeting were online when the meeting adjourned at 8:38pm

Upcoming Meetings:

Streets & Sidewalks Subcommittee – November 24, 2021 at 6:30 pm (watch or ask for notice)

Development Review Subcommittee – December 2, 2021 at Noon

Full PBPG – December 8, 2021 at 6:30 pm