

Karl Rand

Subject: FW: [PBPG Board] Revised PBPG Minutes of September 8, 2021

PBPG MINUTES
SEP. 8, 2021 MTG.

From: **Carolyn Chase** <
Date: Mon, Sep 20, 2021 at 5:48 PM
Subject: [PBPG Board] Revised PBPG Minutes of September 8, 2021

The Pacific Beach Planning Group Met via Zoom Conference on Wednesday, September 8, 2021:

Attending:
1 Ed Gallagher
2 Karl Rand, Chair
3 Carolyn Chase, Secretary
4 Paula Gandolfo
N. Nakkash - City, Item 8
5 Adrienne Gallo
6 Jason Legros
Michael Phillips, City of San Diego
7 Paige Hernandez
Rex Navaez, City, Item 8
8 Scott Chipman
9 Jonathan Cole
Barbara Bailey
Stephanie Bracci
Ashley Dulaney, City of San Diego
10 John Terell
Jamal Shirzai, City of San Diego
11 Greg Daunoras
12 Marcella Bothwell
Robert Bateman
Called to order at 6:31pm with 20 people present online
13 Steve Pruett
Monique Tello, D2 Council President Campbell staff
Christine Rothman
14 Jessie Beckman

Absent: Grant LeBeau, Jim Morrison

Item 1 **Quorum is 9 and was established at 6:29pm; Called to Order at 6:31pm**

Item 2 **Non-Agenda Public Comments** (Issues *not* on the Agenda and within the jurisdiction of PBPG)
There was no non-agenda public comment

Item 3 **Current Agenda - Modifications and Approval**

6:34pm Presenters on Item 8 will be: N. Nakkash & Rex Navaez
Chair requests to Add another item related to Elections and it was added without objection

Item 4 August 11, 2021 Minutes - Modifications and Approval

6:36pm **Minutes were approved without objection**

Item 5 PBPG Chair's Report by Karl Rand

Crown Point water mains project: they are doing the trenching in the streets for the replacements being done underground. They won't be repaving the streets completely because SDG&E is going to do undergrounding there in the near future. Will be repaved correctly after undergrounding is completed

CPC Update: Spaces to Places - program to allow on a more permanent basis for street/sidewalk eateries; not seeking community input even though CPC requested to be able to discuss.

Redistricting: meetings have been happening

Slow Streets event happening this Saturday on Diamond.

Coastal Commission is reviewing STVR Ordinance and D2 asked me to serve on a Committee to advise,

Trolley Festivals happened last weekend between the three new stations closest to PB

REDISTRICTING: MB - Population gets redivided every ten years and D2 lost about 4.5% of population so we need to add areas some where.

D1 has to shed about 10% of their area. We might pick up Mission Hills and Old Town...and maybe into Downtown. Encourages you to attend. Final action has to go into the County by December 14th.

Item 6 Development Project Reviews (Action Items) Moderator: Development Subcommittee Chair Ed Gallagher

6:44pm 24 people online

Item 6a #681648: 1420 & 1422 Pacific Beach Drive - Vesting Tentative Map

Presenter: Robert Bateman of San Diego Land Surveying **Description:** Process 4 Condo Conversion Tentative Map to convert eight residential units in two buildings that are currently under construction in the RM-2-5 Zone. The underlying development permit was approved by PBPG 14-0 in October of 2019. The Subcommittee reviewed at the September 2 meeting and recommended approval. With 5 attached, 2-car garages.

MOTION TO APPROVE at 6:48pm MB/SC voting No: PG Abstaining: PH, JC, AG due to lack of answer to question about what rents would be **8- 1- 3 the motion passes** at 6:55pm Chair not voting

Item 6b #684900: 965 & 967 Diamond Street - Vesting Tentative Map Presenter: Robert Bateman of San Diego Land Surveying **Description:** Process 3 Condo Conversion Tentative Map Waiver to convert two residential units that were constructed in 2015. The 0.07 acre site is in the RM-1-1 Zone. The Subcommittee reviewed at the September 2 meeting and recommended approval.

SC - Q - why do developments pursue permits first as apartments and then come back later to change to condos?

A. For condos You have to have all the mapping done before you start and if it's labeled as a condo some contractors might not want to work on it without proper insurance so to start as condos from the beginning takes longer. This was built 5 years ago and the owner is doing an exchange with her brother.

MOTION TO APPROVE by CDC/JT at 6:59pm 10-2-1 motion passes with noes: PG & GD and PH abstaining due to lack of contextual info about the project, Chair not voting

Item 7 Channel Maintenance Project near MBHS (Action Item) was heard beginning at 7:08pm with 24 people online

Ashley Dulaney, Stormwater Department Planer, will report on this project involving the cleaning and repair of flood channels near Mission Bay High School, similar to the work done in April of 2015. Storm water infrastructure must be maintained properly to control flooding. Project is to remove debris and sediment with bulldozers and excavators. Required for the channel to function properly. Substantail conformance with Storm Water Maintenance Plan. Recommendation from Planning Group is required. Doing two channels: PB-Olney 1 and MBHS
1. Adulaney@sandiego.gov, Assistance Planner

SC - Is this one-time or ongoing maintenace that would prevent build-up over time?

A - we do routine maintenance and try to get in there very few years. We did work in 2015 and with regular water flow, vegetation regrowth is rapid.

SC - what is the cost?

A - don't know

SC - what mitigation?

A - it was previously maintained in 2015 and we mitigated previously and as long as we are in the same area there is no additional wetlands mitigation.

SC - regular - monthly? - maintenance would reduce growth of trees - we've waited too long so now that heavy equipment is required to clean it out

Does this drain into the ocean?

A - it drains into Mission Bay and during non-storm events, it's diverted into the sewere system, during excess flows it goes into Mission Bay.

MOTION at 7:25pm by SC/AG to Approve the channel cleanings and have the PBPG send a letter including requesting project costs and asking city to reply how it will be maintained so it does not require significant remediation after years of neglect.

Chair: Timeframe?

A - still working to get permits into place and start later this year - no specifics at this time.

Q- are you going to the Mission Bay Park Committee?

A - no

CDC - what will happen to the biological materials being scooped up?

A - will be disposed of at Miramar

CDC - disposed of or composted?

A - if it can be separated out it can go into composting but often the materials are mixed with items that cannot be composted.

PG - have you contacted Frieds of Rose Creek and Kendall-Frost marsh

A - not on this specifically, but have been in contact with them on the overal maintenance plans. Property owners do get a public notice so UCSD would have gotten the notice

Call the question at 7:31pm **MOTION Passes without objection. 13-0-0 with Chair not voting** and the Chair assigns SC to write the letter.

Item 8 Water Main and Sewer Improvements near Olney and Garnet (Informational)

Rex Navaez from the City's Engineering & Capital Projects office provided a project introduction for Water and Sewer Group 1036 part of the overall improvement program mandating replacements of pipelines at the end of the useful lives. Replacing approx 2 miles of existing water main; 0.4 miles of sewer lines and replaces manholes, hydrants, laterals, etc. Scheduled for this fall and will take a little more than a year completed in winter of 2022 costing \$6.1 million

PG - some of those streets are part of PB PathWays - will the city redo the sherrrows to indicate this again?

A - yes

ADDED ITEM: Elections Report - Steve Pruett at 7:39pm

Brian White has resigned and we need to declare the residential seat open and seek to fill the seat. The Board votes on filling the empty seat.

We'll follow the normal process. Jonathan Cole changed his business address outside of PB, so he would be eligible to apply for the open seat as well as anyone else. There are also four open business seats. If you know candidates for either, send them to Steve for the application and details.

Item 9 **Streets & Sidewalks Subcommittee (Informational) at 7:43pm**

Chair Jessie Beckman had to leave - brief announcements by KR - pop-up event on Saturday at Diamond related to Slow Streets - design intervention to show what an improved Slow Street would look like. From Noon - 1pm for presentations.

Ciclos Dias happening first weekend in November 10am -3pm Bike info for all

Item 10 – 7:55 **Government Representatives' Reports** at 7:46pm 16 people online
Monique Tello for Council President Campbell - resuming City Council next Monday and Tuesday; Small Biz grant open until Sept 24th at 5pm. PB Drive construction will start again Sept 13th and will work block-by-block on closures, not the entire street at any one time. Follow the signs and ask if you have questions.

Monique Tello - Council President Jennifer Campbell Deadline Sept. 24 at 5pm Small Business and Nonprofit Relief Grants: <https://www.sdivsbdc.org/city-of-san-diego-stimulus-grant/>
GD - Temp Stop Signs at Mission and Emerald and Mission and Diamond cross walks signs were removed and then they were back.

MT - I've been getting some back and forth and see what's going on. I was told they should have been removed, but in some segments they may still be there.

PAESAN event- Police And Emergency Services Appreciation Night will be held outside Sept 22 at 4-6:30pm at Crown Point Park tickets for \$5 and includes a burger

Kohta Zaiser for Mayor Gloria, 7:54p,

Homes for All of Us initiative - incentivize affordable housing units; Blueprint SD - a Citywide EIR to cut down CPG update processes. Created Middle-income housing working group - developers and others to meet for 90 days to recommend 100-120% AMI recommendations and affordable housing protections for communities. Input meeting on Sept 23rd
Hopefully street vendor ordinance will come forward in the coming weeks or months. Upcoming opportunities for input and informational session: <https://www.sandiego.gov/planning/programs/ldc-updates>.

Rachel Granadino for Assemblymember Ward

Excited to be back in Sacto. Unemployment benefits have changed and if you have any issues with that or other State issues contact me. e-mail: rachel.granadino@asm.ca.gov cell: (619) 431-0674 District Office: 619-645-3090 Website: <https://a78.asmdc.org>

Item 11 – 8:15 **Adjournment at 7:58pm**

Upcoming Meetings:

Streets & Sidewalks Subcommittee – September 22, 2021 at 6:30 pm

Development Review Subcommittee – October 7, 2021 at Noon

Full PBPG – October 13, 2021 at 6:30 pm