

Karl Rand

From: Karl Rand <karlrاند22@gmail.com>
Sent: Sunday, August 9, 2020 4:47 PM
To: Karl Rand
Subject: Fwd: [PBPG Board] DRAFT Minutes PBPG July 8, 2020

----- Forwarded message -----

From: Carolyn Chase
Date: Thu, Jul 9, 2020 at 4:12 PM
Subject: [PBPG Board] DRAFT Minutes PBPG July 8, 2020
To: PBPG <board@pbplanning.org>

PBPG MINUTES
JULY 8, 2020

Minutes for the
Pacific Beach Planning Group Meeting
held
Wednesday, July 8, 2020: 6:30 PM
Meeting via Zoom Conference

Board Members Attending online:

- Ed Gallagher
- Karl Rand, Chair
- Carolyn Chase, Secretary
- Jason Legros, Vice Chair
- Steve Pruet
- Paula Gandolfo
- Grant LeBeau
- Marcella Bothwell
- Adrienne Gallo (9 for a quorum at 6:24pm)
- Scott Chipman
- Brian Delon
- Jim Morrison
- Brian White
- Jonathan Cole
- Jessie Beckman

Absent:

- Junior Leoso
- Joe Bettles

Guests:

- Dee G.
- Joyce Lilya
- Grant Lilya
- Dave Schwab, Beach & Bay Press
- Rob Marelli, Designer
- John Lilya
- Gary Magill
- John Terell
- Joanne Magill
- Gary Magill

Joanne Magill
Lauren
Don Hamill
Cathie Jolley
Sandy Sibley
Lynne Pratt
Marc
Susan Winchester
Suzanne Landa
Martha Beckman
Karin Zirk
Igor Prokopenko
Gia Ballash
Ricky C
Jordan Beane, Council member Campbell rep
Jim Marshall
Betty Couch
Ellen Turkel
Miller Saltzman, Toni Atkins State Senator rep
Drew Garvey
Deborah Marshall
Ron Walker, PBTC,
Tim Kantrud
Denise Friedman
Barbara Bailey
Ronald Beckman
Eve Anderson
Tom Coat
Marc Umemoto
Lauren Alexander
Suzanne Lanham
Janet
Ricky Cervantes
Greg Danours - 6:38pm
Martha Beckman
Neila
Maria Garcia
Donna B
Janet Magot
Chris Olson 8:15 pm (approx)

Item 1 - 6:36pm Call to Order, Quorum established at 6:24pm (17 total members, Quorum is 9)

Item 2 Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG

Ed Gallagher - I'd like to see Slow Streets expanded to Hornblend and linked to Diamond St via Bayard St. Hornblend should be immediately considered as the very next street for Slow Streets expansion in Pacific Beach. It meets all four of the same criteria. It's equally long, equally wide and has nearly same number of 4-way stop alongs the 14 block corridor with only two exceptions are extreme ends. Even earlier than Diamond St being selected as PB Pathway, Hornblend is the ONLY official "bike boulevard" in all of Pacific Beach according to SANDAG - the San Diego Area of Governor's Association. So it has an even stronger standing, it's just never been implemented as such.

Paula Gandolfo - would like to amend the Agenda to discuss Rules of Order and decorum

Steve Pruett - a new app called Snag Parking is out and created by programmers in Mission Beach. It allows users to search for and reserve parking that people can offer to sell at specific times. It will encourage more people to come here and it appears there are some folks are renting their private spaces and then using public parking instead. Some have even offered public spaces for sale. It may have some benefits but there are also unintended consequences that are likely to be more of a problem in beach communities that already have limited parking. You can download it.

Jason Legros - public libraries are now accepting book returns and the PB Library is also available for pick-up on the Reed side. Scooters are back after a break. Looks like there's no enforcement since they've returned. I would like our council rep to encourage enforcement for their locations.

Brian White - update from PB Town Council - did weed abatement on medians on Garnet and are looking for ways to improve the asphalt look. Trash cans have been overflowing so we've funded \$3K for an additional Sunday pick-up for the summer. We're trying to do some sidewalk clean-ups as well.

6:47pm

Item 3 Current Agenda - Modifications and Approval

Chair: Regarding the issue of renaming the the PB Community Park by the Rec Center it will be added for next meeting

Chair - I asked city planner M. Prinz about the criteria for adding something to the Agenda. "under the Brown Act, the motion to amend the agenda requires the moving person to essentially show (1) that the item cannot wait until a future meeting, and (2) the urgency of the item was not known at the time the agenda was originally published. Otherwise, the 72 hour Brown Act notice requirement would lose its effectiveness. If the requirements are met, we would need 12 board members (2/3 of the full board) to vote to approve the amendment."

MOTION PG/ to add an item to the Agenda for five minutes to discuss Roberts Rules of Order and decorum

The Chair rules that it can be delayed and will be added to the next Agenda.

Agenda adopted without opposition at 6:51pm

Item 4 June 10, 2020 Minutes - Modifications and Approval

MOTION to approve Minutes of June 10, 2020 with a correction to the typo in Paula Gandolfo's name. Adopted without opposition at 6:52pm

Item 5 PBPG Chair's Report by Karl Rand

Short Term Vacation Rentals: I sent out the memo from the D2 office and the MOU with Expedia and the Local 30 Union. I encourage everyone to read about it. I also sent the history of the PBPG on the issue. I'm planning to call a special meeting.

A petition has been filed by Chase Bank to demolish the building on the SW corner of Balboa/E. Mission Bay Dr. SOHO is seeking to get it named a Historic building. The other buildings have already been destroyed. A similar attempt was made to save the building in the LA area and Chase fought to get their permits but also funded saving the mosaics. I've spoken with an artist who has been involved in other restorations. SANDAG is willing to accept them.

6:59pm

Item 6 PBPG Vice Chair's Report by Jason Legros

CPC Action on Complete Communities Proposal

I sent out background info. Another plan to increase housing availability. We are mostly within a Transit Priority Zone and the Coastal Overlay Zone. CPC has had two meetings recently to address. Two motions were adopted June 30, 2020 and another related on July 7, 2020 opposing the Housing component and with other requests for delay to address problems including: not enough affordable housing, excessive FAR, inadequate

transition provision and lack of discretionary review. The second motion included 7 other points asking to exclude the bonus FAR in all RM-1-1 zones and Reduce the FAR in coastal zones to 2.0, double the offsite affordable housing requirements, base the DIF on building floor area instead of lot area, add a higher percentage of affordable housing units overall; Remove the one-mile offsite allowance and require affordable units be in the same planning group area; Wait to docket the plan until both the housing and infrastructure portions have been fully developed and reviewed.

CDC comments included:

First I would support the CPC motions. Second, a few specifics:

This proposal includes - among many many many other key details:

5. Waiver of Development Impact Fees for all covenant-restricted affordable dwelling units and all dwelling units that do not exceed 500 square feet.

Where is the analysis on the impact of loss of DIFs for infrastructure, or asked another way, by how much would the reduction in DIFs increase the underfunding of infrastructure? You'd think that would be in something called a Financial Analysis, but no, the Financial Analysis studied whether or not the new incentives would increase affordable housing and by how much. Their summary of the answers by market-rate developers were instructive to read. The sum of their answers: "maybe", but really not very likely because they don't like building it on-site and density increases are not necessarily enough to make a project profitable at the higher density. Most replied they would be likely to opt-out of the public promenade requirement due to land value and other project choices.

Both the Parks Master Plan and the so-called "Complete Communities" are using the mantle of affordable housing for allowing development to cram in more people without having to build parks or other infrastructure - and without real requirements for affordable housing.

Put this on hold. Save the ongoing costs. The Pandemic is changing a lot of behaviors that are likely to be sustained for many more months, if not years. We should put this kind of change - based on the concepts that more people should be living closer in smaller spaces and will be wanting to travel more on public transit, on hold. We need to allow the change of retail and under-utilized malls into housing - where they already have significant parking and can better absorb traffic.

KR - I hope to hold a Special Meeting on the Complete Communities proposal as well

7:09pm

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

Moderator: Development Subcommittee Chair Marcella Bothwell

a. #635117: 3535 Promontory Street

Intro by MB:

Note - this is being brought back with a redesign to address the PBPG's vote 10-1-1 to deny. ADU/Companion Units are allowed in all our residential zones. Is it not in a Transit Priority zone. Parking is required for at least one spot. The City has decided that this lot has two fronts, one on Promontory and one on Ingraham. Committee voted on July 2 recommend approval (5-0) with concerns about parking.

7:20pm

Presenter: Igor Prokopenko, owner and Architect Robert Morelli will explain the details and answer any questions.

Description: Coastal Development Permit for the remodel, garage conversion, garage addition and second story addition to an existing single dwelling unit for a total of 3697 square feet, and the construction of a new Companion Unit of 1151 square feet for a total of 4,849 square

feet of construction. The 0.20 acre site is located in a Residential (RS-1-7) Zone.

7:30pm Board issues/questions

- this is not a lot split, it's an Accessory Dwelling Unit (ADU).

IP - We're going to invest \$500K+ and it will not be a vacation residence.

Public comment at 7:35pm

Emailed public comment included in this record:

To: <meetings@pbplanning.org>

Where is there a place to indicate that I am not in favor of the project? I am not speaking, but that does not mean that I don't have input. This project does not conform to the original zoning of this Single Family Area. It will just be another way to destroy our neighborhood. Once one type of multi-family type development, and it is a multi-family development, is allowed, more will follow.

The reason that there is such interest in this meeting is because people in Crown Point DON'T want this development in the 3500 block of Promontory Street. Martha C. Beckman 3603 Promontory Street San Diego, CA 92109

Live testimony:

Time has been ceded for a total of 10 minutes to John Lilyea & Joyce Lilyea and Harry Couch will also speak for one minute

7:38pm presentation by John Lilyea a neighbor to the north of the proposal. Shouldn't be 1200 sq ft. They are demo-ing the existing pool and mature trees. It's 16 ft and the ADU Manual says it can be only 15ft. They are not exempt from parking.

7:40pm Joyce Lilyea - I live next door to the north on Ingraham St. Thanks for hearing me out. Mr. P told me over two years ago when he purchased it he was doing to split the lot and build two houses. This was before the granny rules were loosened. He quickly listed it for short term rentals and rented to groups with dogs left to roam. There has been zero property maintenance. He's unlawfully trying to build two units - 8 total bedrooms on one single lot He says he cares about the neighborhood and is not an investors. He is exploiting the neighborhood and is an investor. He's pulled many permits downtown..... it's not a large lot, larger than some, smaller than others. Attempting to build a massive 3-bedroom, forever a rental, proposing to build 8 bedrooms on one lots, a 3 bedroom ACU, unaffiliated with the main house. Call it what you want: dorm, hotel, forever rental....If it can happen here, it can happen to each and every one of you.

7:45pm Harry Couch

I live in the 3600 block of Promontory. This neighborhood, everyone has a garage to park their cars. Common sense tells you it's lot split that's legal...a house that faces Ingraham will obviously be a separate house.... a bet it will be turned into a condo or a lot split....

end of public comment at 7:47pm

Q - The owner said it wouldn't make sense to sell to investors and what's the rationale for that?

Chair - can I interject here - What we're reviewing is the design and character and size and not other issues.

AG - Since the City has allowed them to add a driveway on the Ingraham side, it seems it's foregone conclusion and I'm wondering about the traffic, was there a traffic study done?

A - I don't think we can require one.

Chair - each side has a front so it's kind of unusual.

Q - has it always been a double-side lot before this proposal?

Chair - yes, it's an odd lot with two fronts. Technically the Ingraham side is a front and also there is frontage on Promontory. It's technically moving a public parking space and accommodated on their site.

SC/CC Motion to recommend denial. It's out of character and shouldn't be considered an ADU.

JM - I know this is going to upset the owner and the architect but I beg them if they could please redesign this one more time. I know valuable time and money has been spent and the third time should be the charm.... I'd deeply appreciate it.

VOTE is 12-2-0 Chair not voting MOTION JB and MG voting No Motion to recommend denial passes.

SC - we should send a letter defining our issues and see about putting it into the Community Plan. We should have them pre-written.

JL - If you're interested in these kinds of issues you need to become involved in these kinds of issues. This will likely be approved since the City says it is a legal project and there are bills in the State legislature right now that would increase the allowable density. This is just the beginning and I would encourage you get involved. The changes are being made in Sacramento.

MB - It may be out of character with what we think, but it's a legal project.

9:03pm

Item 8 – 7:15 Streets & Sidewalks Subcommittee Update (Action Items)

* Chair's Report: Jessie Beckman

We met on June 24th and we reviewed outstanding projects and got status updates:

3 things are being completed:

- Lifeguard parking
- 4-way stop at Fanuel and Reed
- Electronic speed sign on Soledad Rd near Kate Sessions

- Coming along:

- At 1109 Tourmaline there is a dispute between neighbors related to proposal to remove a mature tree.
- Issue with new light at Roseland by Jefferson Pacific asking - city to look into it

SC - wants to make us aware of the flooding at Mission Bay High School; west side ditch took two years to get it cleaned. Causes an increase in mosquitoes. There is military housing there.

8:07pm

* Garnet Block Captains Project: Update by Eve Anderson

Thanks to Jessie for doing a great job. Block Captains are similar to Neighborhood Watch. We are being systematic and there are 9 blocks from Crystal Pier to Ingraham and we're seeking to get two Captains/block. Also supported by PB Town Council with two volunteers: Ron Walker (biz liaison), Regina Cinsky; we put together a letter explaining the issues and to recruit Block Captains. It's a large job to collect info and go door-to-door. If you would like to help collecting contact info please email me: EAndersonPB@gmail.com. We want to be the cheerleaders for the businesses on Garnet! That's our role. I now need another Board member rep on our group.

Chair - Please email if you can volunteers for this.

8:14pm 32 participants still online

MOTION to extend the Meeting Time by 30 minutes MB/JL PG votes no; others did not object

ITEM: Vickie Drive--Foothill Blvd Roundabout:

8:17pm Tom Coat

Have had at least 3 major accidents since last report and other minor ones. We need formal support for a second roundabout at Vickie and Foothill. We had to get 75% signing in support - that was 18 homes within 200 feet. We got 83% and learned why the 3 people who didn't sign, chose not to. They thought that some others were against it, so we went and found out they are not against it. They have all recognized this would

make their lives safer. We also did a different petition asking in the Foothill area to make the road safer, just in general. We only had one resident who didn't sign. He wanted faster speeds on Foothill. He has had a car that was parked there broadsided since then so maybe he's changed his mind. We can really calm the traffic and slow the speeds. We need more support and have to keep after the City to get this done.

8:22pm

Chair reported on the history of how the roundabout at Vickie got removed from the planning to begin with and how the petition process was determined to be how to proceed. City traffic does recognize the need for it.

MOTION MB/SC to send letter of support to City for Vickie Drive--Foothill Blvd Roundabout and present petitions in support All in Favor Motion passes, Chair not voting

MOTION JM/BW to send a letter requesting traffic calming measures along Foothill that have been recommended All in Favor Motion passes, Chair not voting

8:27pm

Item 9 – Update on California Land Use Bills: (Information Item)

Steve Pruet provided an update on the status of the land use bills pending in the California Senate and Assembly.

SP -Eleven land use bills are currently being considered in Sacramento related to density bonuses, rezoning both adding density and rezoning idle retail sites. I emailed out a summary for each of these 11 bills. CPC met last night to determine positions since they are moving quickly. The Senate bills have all moved into the Assembly sub-committees and the Assembly bill have now moved into Senate sub-committees. The CPC decided to oppose some and support others. The impacts vary from area to area around the City. They identified what they saw as most in common citywide.

Opposed SB902 (Wiener Planning and zoning: housing development: density) and AB 1279 (Bloom Housing Developments. High resource Areas) and supported AB 474 ((Stern Very High Fire Severity Zones. Development) . Several reps felt they needed to discuss with their groups and that hadn't happened yet. Many of these bills are portions of SB50 that was voted down and have been put into individual groups. Groups who opposed SB50 have opposed those piece-bills.

I think everyone understands we need more housing but how do we get there? How can we facilitate how people can just just have a domicile, but that is livable. .. Overriding themes that came up at CPC - these would dictate statewide what happens with zoning and make input of planning groups minor and preclude them making recommendations about what would be best in their individual communities. SB902 and AB1279 increase density without Affordable Housing requirements.

I encourage us all to visit the State website and review the bills. Todd Gloria is looking for input and before July 28th. He is on the Housing Committee that is reviewing them. Contact him with your input. Some were authored by Toni Atkins (AB902) so contacted her is also appropriate.

JB - Could we have debate over these?

Chair - yes, neutral and all sides

CC - Suggest that we create an ad hoc sub-committee to discuss and report on both these bills and Complete Communities

Chair - yes please email me if you're interested in serving

8:45pm 27 still attending

MOTION to extend for 15 minutes EG/MB - PG objects and motion passes to extend

8:47pm

Item 10 – Government Representatives' Reports

Assemblymember Gloria (emailed report prior to meeting)

Jordan Beane for Councilmember Campbell

re STVR - shared a screen with the MOU between Expedia and Local 30 UNITE Here! I'm happy to speak with each of you individually and I'm here to get your feedback and answer any questions. Would add more than 10,000 units back into the marketplace. We have a deficit of 100,000 homes between now and 2029. So this would be a good first step.

Regarding Slow Streets, we've had a limited number of signs and signage to do the streets we do have.

Due to increase in COVID19 cases, indoor dining is shut down for the next three weeks in the County of San Diego. Outside dining and take-out will be allowed.

I'll have to check the status of removing old mobile homes from DeAnza.

You can call me at: 619-890-1902

26 people still online

8:55pm

Miller Saltzman for State Senator Atkins

Link to Senate Housing Bill language: <https://focus.senate.ca.gov/housing>-website has brief summary of each bill, fact sheet, and bill language, including where to follow the bill as it goes through the legislative process. "They are very complex. ... There's a lot. It gets confusing." I can get answers for us. As an overview - "the idea is to streamline the process so it's easier to have affordable housing so our kids and grandkids can stay in San Diego." Local control differs per bill. We have passed the House-of-origin deadlines. Send us comments. If there are amendments they would like go back to the House-of-origin.

As to the timing of bills being heard, due to COVID19, the schedule is being changed. They may extend the recess and several staffers have COVID19 and we don't know when things will be heard.

EG - I understand the need for density and we appreciate the demand for affordable housing. But when you have a shift - PB was laid out 100 years ago - a lot of homes had land with backyards, areas for kids to play. But with infilling - there isn't that; so the need for park and other infrastructure is greater and because we're not a Master Plan situation, there's only individual developers doing hodgepodge. What's the plan to get the infrastructure as we get the infill?

MS - We see that these are all tools so the City can do what they want on projects. On increasing ADUs and lot splits - it does say it would have to have a minimum stay of 30 days so it could not be an STVR.

Chair - we've reached the deadline for the meeting. Thanks to all.

Item 11 – Adjournment at 9:02pm

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the meeting coordinator at meetings@pbplanning.org prior to the meeting and provide your name and email address to get log in information (or, if requested, the telephone dial in number). Approved attendees will be provided the log in information the day of the meeting.

NOTE ON PUBLIC COMMENT: Any member of the public who wishes to comment on a topic (non-agenda or agenda item) is requested to submit their comment to the coordinator in writing prior to the meeting for inclusion in the record. Such comments are subject to time limitations and technological constraints.

www.pbplanning.org

Upcoming Meetings:

Streets & Sidewalks -- July 22, 2020

Development Review – August 6, 2020
Full PBPG -- August 12, 2020

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Board mailing list

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