

Karl Rand

Subject:

FW: [PBPG Board] Corrected Draft Minutes of September 9, 2020

From: **Carolyn Chase**

Date: Mon, Sep 14, 2020 at 2:17 PM

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To: PBPG <board@pbplanning.org>

PBPG MINUTES
SEPTEMBER 9, 2020

Two minor corrections: AG meant to vote no on the motion to extend time and I added the word "project" to the Motion related to Transit Oriented Density and pocket parks. I also added the list of members who were absent, so it's easy to track via the Minutes.

The Pacific Beach Planning Group

met on

Wednesday, September 9, 2020: 6:30 PM

via Zoom Conference

Attending:

1 Ed Gallagher

2 Steve Pruett

3 Carolyn Chase

Greg Daunoras

4 Paula Gandolfo

5 Jason Legros

Karin Zirk

Michele Knapp

6 Brian Delona

7 Jessie Beckman

Tracy Dezenzo

8 Adrienne Gallo

9 Marcella Bothwell (quorum at 6:29pm)

10 Karl Rand, Chair

11 Jonathan Cole

Will Wege

Jordan Beane - Councilmember Campbell's office

Eve Anderson

Audrey Ruland

Ron Walker, PBTC

12 Scott Chipman

Audrey Ruland

Gordon Froehlich

John Terell

Kathy Archibald

13 Jim Morrison (noticed at 6:50pm)

Denise Friedman

Gia Ballash, SANDAG, 7:22pm

John Dorow, SANDAG 7:22pm

Michaela Valk, 7:45pm CA AssemblyT Gloria's office

Jim Gottlieb, noticed at 7:55pm

Board Members Absent:

Joe Bettles
Grant LeBeau
Junior Leoso
Brian White

Item 1: Call to Order, at 6:31 pm with with 21 people online

Item 2 Non-Agenda Public Comments

Issues not on the Agenda and within the jurisdiction of PBPG.

Tracy Dezenzo - Secretary of the Ocean Beach Planning Board and District rep for San Diego Arts & Culture grants (usually for new art and sources include TOT hotel tax funding) and is interested in finding out about projects and answering questions. There are also Creative Community grants available. Email her at: tracyld10@cox.net Commissioner, SD Commission Arts and Culture District 2

Item 3: Current Agenda - Modifications and Approval

PG - is there any funding for training for Roberts Rules? PG has \$500 each year.
MOTION to approve SP/MB All in favor 11-0-0 Chair not voting MOTION passes

Item 4 August 12, 2020 Minutes - Modifications and Approval

Correct initials on Item 3, Motion maker should say PG instead of "PB"

MOTION to approve as corrected, SP/EG All in favor 10-0-1 JL abstains due to not attending, Chair not voting MOTION passes

6:39pm

Item 5 PBPG Chair's Report by Karl Rand

- Chase Bank Mosaics update: process to remove takes about six weeks; SOHO has not filed to try and get it designated as Historic or not, may still do so; have requested a mock-up for trolley station to help visualize it

- STVR update - Campbell proposal is in City Attorney's office to draft an ordinance, not sure of the timing

- 3535 Promontory issues

Voted down in January; redesigned in July and still voted it down; the neighbor raised the issue of allowing a curb cut on Ingraham and the city is proceeding to approve. The neighbors may appeal and may want us to get involved in the future. Planning Groups can do appeals for free, but for this process, I think the fee is \$100 and goes before a Hearing Officer. The process above that is \$1,000 and appeals to City Council.

Parking Advisory Committee moving forward. Jessie will report on it under Streets & Sidewalks

COW Training - Adrienne Gallo completed her COW Training and I re-did it and I'm asking y'all to redo it.

6:46pm

Item 6 PBPG Vice Chair's Report by Jason Legros

- CPC update: 2020 Code Update Matrix was approved unanimously, mainly resolving conflicts and minor corrections. The Legislation Code Update was heard and I abstained. Some community objections were raised to eliminate parking requirements for Accessory Dwelling Units. It was approved. Those in Transit Priority Areas already do this. About 70% of PB is in a TPA.

- 3810 Crown Point Drive Code Enforcement Action

Came before Board last month - a Coastal Redevelopment Permit on Crown Point Dr to demo existing and construction of a new house. Approved 13-1. Some community members noticed that it was remodel work being done, not a demo. There are no remodel permits issues for the property. The Planning Dept contacted

the agent/new owner and they stated they didn't believe permits were required for what they're doing and cited a County code, not a City code, so it doesn't apply. But pulling redevelopment permits would void the CDP process. They are re-roofing and adding an extension to the back as well as interior improvements. Owner has indicated they want to move in while they're waiting for the CDP. City is working out a code compliance case.

Non-permitted work appears to be going on alot in PB and all over San Diego.

6:54pm - 25 people online

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

Moderator: Development Subcommittee Chair Marcella Bothwell

a. #648872: 880 Law Street

Presenter: Audrey Ruland, Hendricks Companion Unit

Description: Process 2 Coastal Development Permit to construct a new second story 563 square foot companion unit above an existing detached two car garage The 0.14 acre site is located in a RM-1-1 Zone.

Alley access; keeping two-car garage; will have three total spaces; plans to add solar power

The Development Subcommittee recommended approval 5-0 at the September 3 meeting.

MOTION to Approve JimM/EG 12-0-0 Motion Passes Chair not voting

7:03pm

Item 8 – 7:05 Streets & Sidewalks Subcommittee - Chair's Report by Jessie Beckman:

Old Business:

- o Stoplight Timing on Mission Blvd & Rosewood (near I-5 NB Offramp)

- ++ City experimenting with the timing; no new complaints, if you have problems let me know

- o 1109 Tourmaline tree and curb dispute

- ++ City is considering three different plans and three neighbors are advocating for different ones. Will have presentations at the next S&S meeting on Sept 14th.

- o Beryl at Kendall accidents and traffic study

- ++ Couple living nearby provided timeline of accidents. City is doing traffic study.

- o Electronic speed sign at Soledad Mt Road

- ++ should be happening any day

- o All way stop Fanuel and Reed

- ++ should be happening any day

request for proper signage

- ++ to get new signage requires reaching out to the city and there are many things they have to consider; we are considering a couple of places

Two new items:

- ++ will be presenting a plan to test out metered parking along Garnet a some locations. It could fund community projects.

ITEM: Ocean Blvd Overnight Parking Restrictions - Greg Daunoras (Action Item)

Condo 4667 Ocean Blvd between Diamond and Emergal Street. Having night time problems with two groups: partiers come right to the foot of Diamond where there's a restroom and parking. They're drinking, partying and having illegal bonfires and fireworks. It's a nightly disturbance. Second group is 'unlicensed pharmacists', Third group is vehicle habitation crowds that make noise for weeks and days at a time. It's more active late at night than it is in the daytime when people are only coming to swim or surf.

We'd like to see no-overnight-parking enforcement. (reference San [Diego.gov](http://SanDiego.gov) page listing night curfews). Curfew from midnight to 3am already exists. I've contacted the city and Parks & Rec - there are many overnight parking restrictions and we need enforcement.

JL - there is no parking enforcement due to COVID at least until October and probably later. This is happening all around Mission Bay. It basically one big campground. Nothing's being enforced whether it's parking or illegal activity. I would support a sign but that won't help until the City takes things seriously.

AG - I've called numerous times in response to illegal fireworks. The only enforcement appears to be by helicopter.

GD - living in the beach has its issues and COVID is making it worse. Young people can't get out to their normal places.

PG - Could the sign say No Overnight Parking or your Car will be Towed?

Is there any way to stop the noise? It's terribly noisy. It's there an audio-ticketing camera you can put up to catch violators? After 9pm at night we shouldn't have to deal so mucy noise.

MOTION JM/JC: to install signs to reflect the current regulation of no overnight parking 12am-3am on Ocean Blvd between Diamond and Emerald. 11-1-0 CC voting No, Chair not Voting MOTION PASSES

SC - we should encourage actual enforcement. There's not enough people still out of work to not have some basic enforcement. We should write a letter to request enforcement of specific things.

MOTION CC/SC To write a letter requesting enforcement

Chair ruled the Motion Out of Order; wasn't noticed properly; Notice for the next meeting for the topic of Enforcement

7:24pm 27 people online

Item 9 – Mid-Coast Trolley Update (Information Item) -

Gia Ballash, SANDAG re mosaics on Chase Bank building - it will be a decision for MTS eventually. John Dorow - construction update - Completed track placement; progress continues at stations and platforms. In the 5th year of construction and will complete next year. There will be some lane closures on Balboa Ave east beginning Sept 14th and the bus stop at Moraga will be closed for two weeks for improvements. The underpass at La Jolla Colony Dr is done.

EG - what about widening under the freeway there; we were told at some point that the walls could be moved so more space would be available for pedestrians.

JD - sidewalk will be 5 ft wide; I don't know if we can do widening as part of this project but I know people are interested in it.

PG - do you know how long the pedestrian ramps are up and down along Balboa and what about shading over them? They are quite long and passengers need to be protected from the sun/heat.

JD - there are no provisions for providing shade for sidewalks, we are providing shade in the parking lots with trees.

No COVID cases have been reported on the project.

Expects trolley to open late 2021.

Contact them: midcoast@sandag.org or KeepSanDiegoMoving.com/MidCoast 877-379-0110

K Zirk - what about improvements to get from the east of I-5, west into PB?

JD - Our project does not really address that. I have a project scope that I'm building and there are no improvement in that scope. There will be bus service to/from the station, but walking along Balboa has not been addressed.

SC - Any progress on renaming the station?

Eve A - MTS head Paul Jablonski had approved it, but he passed away and we should resend the letters in.

7:49pm

Item 10 – (7:40) Block Captains Program Update: (Information Item)

Eve Anderson reported:

The Block Captain's program is like Neighborhood Watch for businesses. Things really slowed down due to COVID, many biz are closed. We do have captains (showed list by block). They will report problems in their block. Have seen: Trash issues, Powerwashing is very effective by the Town Council, Illegal drainage situation. Whatever the need is, we're going to tackle.

7:56pm - 26 people online

Item 11 – (7:50) Land Use Planning Subcommittee: (Action Items)

Steve Pruetz reviewed the California Legislature's final actions on ten land use bills. Six in the Senate, four in the Assembly. All the Senate bills died. Three of the Assembly bills died. One did make it through AB2345 and the subcommittee had voted 5-0 to support it and is already being applied in San Diego (density bonus). This would make it apply statewide. AB725 passed but we didn't review it. Those two are on the Gov's desk. Look up any details at ca.gov. A summary chart was posted to the Board email list and is available upon request.

8:12pm

Subcommittee Chair Carolyn Chase reported on the Subcommittee's actions regarding the City's Complete Communities Housing Solutions (CCHS) proposals and the Parks Master Plan (PMP) that are both moving forward to full City Council, date unknown.

The CCHS is an opt-in program that creates Incentives to build more housing in Transit Priority Zones including eliminating public review (except in the Coastal Zone), increasing FARs and building sizes, and reducing Development Impact Fees (DIFs) for parks, libraries, fire and transportation for units beginning at 1250 sq. ft. and going down to zero for units 500 sq ft or less. TPAs are defined as being within one-half mile of a bus or trolley route with 15 minutes headways during AM and PM peaks. PB has routes on Garnet/Balboa, Grand and Mission. Other incentives relate to affordable housing.

The PMP includes major changes that we studied: 1. Replacing a land-based parks standard (2.8/1000 population) with a "recreational value" points system. 2. Removing language protective of parks from commercial usage. 3. Creating a citywide parks fee approach where DIFs that are currently kept in Community Planning Areas would flow to a citywide fund. Note: the LUP did not make a recommendation related to the citywide parks fee change.

The PMP was heard at City Council Public Safety & Neighborhoods Committee

The CCHS was heard at the Land Use & Housing Committee

Each Committee moved the item forward to City Council without recommendation. Public testimony was limited to one minute each and was split broadly between development interests in favor and community members asking for changes or opposing. For the amount of changes, few questions were asked, and some of the ones that were asked, we're not answered. Staff reported changes at the hearing - including changes to the proposed recreational points system for parks - have not been made available to the public yet for either the CCHS or the PMP.

Emails summarizing motions recommended by the LUP were posted via email and include about 20 Motions in 4 main areas: Community Input (more needed), Affordable Housing (more needed), Parks (New Points system (scrap it or fix it), Commercialization (keep protections), Infrastructure fees (don't reduce them), Funding (more needed), Building Intensity (it's complicated).

Several comment letters were also distributed including by: Brian Curry, Environmental Health Coalition (and coalition groups), C3, La Jolla Community Planning Group, Kensington/Talmadge CPG, SDSU Planning Professor Emeritus Nico Calavita and retired SANDAG Housing expert Susan Baldwin, City Heights Community Development Corp., retired park planners (Harkness, Sharpe, and Greenstein - & a column by them in the Voice of San Diego), column by K. Zirk, Friends of Rose Creek, Planning Commission letter (with 17 recommendations) and CPC recommendations.

Also distributed was current PB Development Impact Fees (DIFs) and project payments from the fund for the most recent available year, and links to the PB Public Facilities Financing Plan and Community Plan (circa 1995).

All of the letters support the need for more public review, especially by Community Planning Groups, but also more broadly in all the Transit Priority Areas where the CCHS would increase building size and height allowances and eliminate public input in TPAs not in the Coastal Zone.

As for how to proceed, we could either take the recommendations in sections, in part or all together; we could endorse some of the letters, but I do think we should authorize creation of our own letter. It can include attachments as needed.

The first motion to set the context: CDC/SP

MOTION JB/SP to adopt a statement of principles of what we support

Although members of our group have different perspectives on the details of implementation, we support planning efforts in our community that:

- Increase density and affordable housing;
 - Maintain and increase both public access to parks and open space, as well as increase park acreage to accommodate increased density;
 - Improve transit infrastructure and inspire increased and enhanced access to mass transit;
 - Encourage mobility by considering pedestrian, bike, and multimodal usage in future planning;
- and
- Feature community involvement in the planning process so that community members can provide insight on the present and future needs of our neighborhood.

MOTION to amend PG/JM

- Encourage mobility by implementing pedestrian, bike, and multimodal usage in planning;

MOTION passes All in favor, Chair not voting

JL/JB moves replacement:

A complete community doesn't recognize one issue over another. Although members of our group have different perspectives on the details of implementation, we support planning efforts in our community that give equal consideration to:

- Increased density and affordable housing;
 - Maintaining and increasing both public access to parks and open space, as well as increasing park acreage to accommodate increased density;
 - Improving transit infrastructure and inspiring increased and enhanced access to mass transit;
 - Encouraging mobility by implementing pedestrian, bike, and multimodal usage in planning;
- and
- Featuring community involvement in the planning process so that community members can provide insight on the present and future needs of our neighborhood.

MOTION passes: 11-1-0 EG voting no Chair not voting

MOTION to endorse the C3 Letter - SP/PG

MOTION: Passed without objection

NOTE: numbers and letters (1a, 3a etc) refer to motions passed by the Land Use & Planning Subcommittee and provided in an email to the Board. Motions were taken by topic area:

—> related to increased public review:

MOTION SP/PG: To include the public review motions in the (1a, 1b, 1c, 1d):

MOTION: Wait to docket Complete Communities plans until both the housing and infrastructure portions have been fully developed and reviewed by all stakeholders including Community Planning Groups. All in Favor
Motion Passes

MOTION: ask the City of SD to respond to the following letters: by Howard Greenstein dated June 11, 2020, by Jeff Harkness dated June 13, 2020, by Deborah Sharpe dated June 11, 2020, the Kensington-Talmadge Planning Group Letter dated May 14, 2020; by Tom Mullaney dated 7.13.2020, and by Nico Calavita and Susan Baldwin dated June 22, 2020

MOTION: Request that the Infrastructure components be released for review before all other components are considered for approval.

MOTION: Use the Recreational Advisory groups and specifically direct and support them to monitor the points system and recommend refinements and amendments.

Motions pass without objection

—> Related to Affordable housing

MOTION EG/SP to pass all three LUP motions related to affordable housing:

MOTION: to adopt CPC motions re to affordable housing:

- Double the offsite affordable housing requirements
- Add a higher percentage of affordable housing units overall
- Remove the one-mile offsite allowance and require the affordable units to be in the same community planning area.

MOTION: To ensure more affordable housing is constructed, increase the affordable housing requirement, especially for moderate as that can be met by building smaller units, and provide a low and very low rate housing subsidy beyond smaller unit size and a higher % in order to encourage use of the program. MOTION PASSES All in favor

MOTION: The plan has problems with: 1. not enough affordable housing, 2. inappropriately distributed FAR, 3. inadequate transition provisions and 4: lack of discretionary review for projects

Passed without objection

—> Related to Parks

MOTION MB/SP to move motions 3a, 3b, 3c, 3d

- to increase parks funds to increase equity across our city
- establish a minimum percentage of the Citywide Park Fee to be earmarked for new parkland acquisition based on population density.
- Keep language being proposed to be removed from the Recreation Element: "Protect parks from commercialization and privatization."
- Limit sizes and establish a public review process for placing retail or commercial uses in public parks. Give preference to non-profit groups.

MOTIONS Passed without objection

MOTION PG/SP That park funds be earmarked on an annual basis for rangers, trash and whatever maintenance is required.

Passed without objection

MOTION EG/PG Motion to pass 3f, 3g referred by LUP:

- Adopt changes to the value scoring matrix to capture the value of natural parks and open space areas in an effective way

- The addition of upgrades or new amenities should not be allowed to displace existing baseline amenities (including trees), such as encroachment into open turf areas, unless the turf area exceeds the baseline size identified for the particular park type.

MOTIONS passed without objection

MOTION EG/PG to Scrap the proposed Parks Points system

Speaking against: many parks have no amenities and points provide incentives to build amenities. Nothing is done because there is no incentive to make them nice. It shouldn't be an either or. Land acquisition needs to be valued much higher.

MOTION passes 9-3-0 JC, JB, BD voting no Chair not voting

MOTION PG/CDC - Recommend changes cited in Friends of Rose Creek letter:

CO6: Should be modified from "plant trees" to "plant drought tolerant trees not on the California Invasive Plant Council (CAL-IPC)¹ list of invasives for southern California" to ensure park trees do not negatively impact our open space.

CO7: We strongly recommend the addition of "ensure trash containers are provided in all areas where unhoused persons reside."

MOTIONS passed without objection

MOTION PG/JM Require Transit-Oriented-Density projects located where there is a major bus stop to create a pocket park adjacent to the bus stop

MOTION passed without objection

Related to Funding:

MOTION to approve SP/EG: 4b, c, d and e

- Require City staff to provide estimates of DIF funds for the current structure vs proposed system including examples in each Council district

- Change Neighborhood Enhancement Fee to base on Square footage not Lot size

- To adopt motion in CPC letter: Base the DIF on Building Floor Area instead of Lot area

- Prepare a comparison of the benefits of each program over time for decision makers and the public to review.

Motions Passed without objection

MOTION SP/JM Support increasing PB DIFs to market rate (Current Plan set fees as of July 1993)

Motion Passes without objection

MOTION SP/EG: Oppose reductions in Development Impact Fees where there are no affordability requirements.

Motion Passes 11-1-0 JB voting no, Chair not voting

—> re: Building Intensity

MOTION SP/EG to Reduce FAR in Coastal Zone to 2.0

Motion Passes 11-1-0 JB voting no, Chair not voting

MOTION AG/SP 5b To apply transitional zoning principles to lower FARs on side streets
Motion Passes 11-1-0 JB voting no, Chair not voting

MOTION SP/JM: to recommend all 17 Planning Commission recommendations be adopted
note: includes changes to improve the points system
MOTION passes without objection

MOTION CDC/JM: Send letter to City Council and Mayor reflecting these motions
MOTION passes without objection

9:20pm MOTION to extend meeting for 15 minutes JM/JL
Motion Passes 10-2-0 with PG & AG voting no and Chair not voting
20 people online

Item 12 – Government Representatives' Reports:

Jordan Beane for Councilmember Campbell

STVR - waiting for City Attorney, re Ped Bridge over I-5 no news but would take lots of funding we don't have but some funds related to climate might be available, is important to the Council member; re parking and enforcement, use the Get It Done app. Parked for more than 72 hours, take a photo and report it, but it needs to be documented; re Slow Streets - did speak with Planning Dept and we're seeing theft of signage on Diamond St.; increase in parklets is helping and especially with outdoor eating;

Contact: jbeane@sandiego.gov 619-890-1902

Michaela Valk for Assemblymember Gloria,

Commend the subcommittee for reviewing bills and we encourage you to do this for the next set and suggest amendments and changes along the way. Please complete the census and get everyone you know to complete it.

Item 13 – 9:27pm Meeting Adjourned

Upcoming Meetings:

Streets & Sidewalks – September 23, 2020 at 6:30pm

Development Review – October 1, 2020 at 5:30pm

Full PBPG -- October 14, 2020 at 6:30pm

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Board mailing list

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