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Minutes PBPG July 24, 2019

PACIFIC BEACH PLANNING GROUP

JULY 24, 2019 MINUTES

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The Pacific Beach Planning Group
met at the PB Library, 4275 Cass St, San Diego CA 92109
on Wednesday, July 24, 2019

Attending:
Karl Rand, Chair
Carolyn Chase, Secretary
Eve Anderson,
Marcella Bothwell
Bill Zent departed 8:45pm
Jason Legros
Junior Leoso
Bill Delon
Steve Pruett
Henish Pulickal
Scott Chipman
Joe Bettles
Paula Gondolfo at 6:36pm
Jim Morrison at 7:18pm

Absent:
Ed Gallagher

10 members of the public in attendance

Call to order at 6:31pm

Item 2: Non Agenda Public Comment
Don Gross shared photos of sidewalks being replaced and alley work at La Playa & Crest
re 1211 Garnet - a big alley problem visibility problems - take a look
and 1219 Garnet "ax throwing" business - is that suitable? (they are really using hatchets)

Eve Anderson - wants a Target in PB, OB's getting one

Carolyn Chase - Fiesta Island plan passed 9-0 City City Council for Option B that Fiesta Island Dog Owners supported. They're having a celebration event at Bay City Brewery on Aug 2nd more info at FIDOSD.org

Bill Zent - introducing banthescooters.com and dockless bikes - proposes to put on ballot a vote to ban

ITEM 3: Current Agenda - Modifications and Approval
Toni Atkins is ill and unable to attend tonight removing Item 7
Move Approval of Agenda MB/JL All in Favor, Chair not voting

ITEM 4: Minutes of June 26, 2019
MOTION to approve EA/SP All in Favor, Chair not voting

6:40pm
ITEM 5: Chair's Report
Sidewalk vendor bill going in place; hearing tomorrow; was approached by Brian Curry to work with Town Council. We'll see what happens in Committee tomorrow. Announcement for Concerts on the Green Kate Sessions Park, Sundays 4-6:30pm July 28; August 4, August 11; PBPG is having a table there on Sunday August 4th. If you can volunteer contact Eve.Sign on Balboa on the north side just east of the 76 station and they also do public announcements about the Planning Group.They are not supposed to advertise businesses on that sign that are located off of that site.

Re: Brown Act - if we have a pending item and we may take a vote on it, then you should not be communicating with other board members about it. But other things, general concepts, feel free to share information. There is going to be a workshop tomorrow for Chairs and I will be attending.

Meeting procedures - please if someone has the floor, wait for them. You must be recognized by the Chair in order to speak. There are pros and cons to having breaks - send comments to me about issues. Don't want to box us in to any particular timing as some meetings will be longer and some will be shorter.

Community Plan Update -
Public Comment - Don Gross - has a one-page list of items "Community Plan Concepts" provided to us and the Secretary will type in and send out via email (included at the end of the these Minutes)

Karl presented items from the current PB Community Plan including Appendix C about Amendments that doesn't say anything about how to Amend it. There has been only one amendment. City Planner Michael Prinz will be able to present next month.
There are things that have been in there 25 years that haven't been done. Please review it - for the most part, we may not need an update, but we may find what we really need is to implement what is already in there.
Look at it! It's online and can also be printed out.

ITEM 6 - PBPG Vice Chair's Report
Discuss under Item 11 - CPC meeting

ITEM 7 - Toni Atkins has to reschedule due to illness

17 members of the public present

7pm
ITEM 8: CRMS Subcommittee - Marcella Bothwell - Action Items

a. #632657 -- 904 Sapphire St
Demolition of an existing dwelling unit, garage and detached companion unit and the construction of a 3,900 SF two-story duplex over basement with an 830 SF detached companion unit. Subcommittee recommended approval 3-0

Mr. Best, Studio One Architects - BBD Sapphire
Going down about two feet to an underground garage; Owner must occupy the largest unit (they are the same size). 4 car garage in basement; Room also for 2-3 others to park in front. 2, 2300 SF units. Companion unit is 830 SF. No alley. Showed many drawing and elevations. No one in the neighborhood has contacted us. The City said a couple of people inquired about drainage. Only about 3000 SF of permeable surface. Total of 8 parking spaces.

MOTION to approve HP/SP All in favor, Chair not voting

7:14pm

b. #364073 -4455 Lamont Street and 1920 Hornblend st
Demolition of two existing commercial buildings and 1 single dwelling unit and construction of a new three-story mixed use building containing two commercial units and 28 residential dwelling units. Subcommittee recommended approval 3-0.

Tim Golba - the LAMONT
NE corner of Lamont & Hornblend plus the house next door
4 parcels at CC-4-2 zone and the other is CN-1-2 a commercial on one and office on another
Frontage along Lamont would be two, 1200sf commercial suites. Entry to apartments between them. The ground floor is parking with entry off alley (required in the Coastal Zone). Commercial parking separate from residential parking. Also bike and motorcycle parking, fire stairs, corners cut out for utilities and drainage. All 2-bedroom units in 3 separate "blocks" around a central podium area; elevator or stairs. Three floors. Solar panels. New street trees on Hornblend. Planting on bio-filtration corners. Showed plans and renderings. Total of 28 apartments and 2 commercial units. In transit priority zone. By right allowed 19 uits with 50% boost they get an additional ten for a total of 29 but they are proposing 28. Different zones require different setbacks and used one of their incentives. 30 spaces on site + bike and motorcycle (-1) spaces.

Uses affordable housing density bonus and incentives effective 4/21/2018
If 15% of units are for low income you get up to 5 incentives and the percentages change based on the percent of units and the low or moderate income on-site units.
Used incentives (or deviations) to change placement of residential parking in the commercial zone and adjust setback on what becomes the back lot (new frontage is all along Lamont).

Cited Eco-District recommendations to increase multi-family, and also infill in transit areas.

7:35pm
SC - electric charging inside?
A - yes

SC- Can you give me a quick definition of what is low-income housing?
A - no
MB - it's a percentage of median income and very-low is 50% or less (side comment: median income -

it's about $69K here)

CDC- how many and what income units are going in? and what are the sizes?

A - Moderate income 44% = 10 units; the rest will be market rate
sizes vary between 825 - 880 sq ft

Q - do you think our zoning is out of date?
A - yes; showed map from 2007 where the zoning required too much commercial parking so it was approved but didn't pencil out due to the sub-garage. Now we are able to adjust and build something that still has some parking.

HP - how do you determine the mix of units?
A - generally it's a quotient of how much parking you can fit and site footprint. The city is pushing very hard for smaller units.
No parking requirement is now being allowed in the City outside the Coastal Zone, but still required in the Coastal Zone.

Q- I've heard in LA they are requiring them to be designed to be retrofitted for something else someday
A - Parking garages are designed very strong to begin with due to earthquakes regs. So I haven't seen it, but
we're starting to see lots of changes being looked at for shopping malls that have been sitting vacant.

KR - would you be able to do this project under what Council is proposing (in lieu fee increase and more requirements to do affordable on site).
A - yes you need to raise rates for in-lieu fees and provide incentives to address issues that come up.

JM - what type of building is going to be torn down?
A - Two story office and one house

Public Comment - Barbara ? - Are these are rentals? How many people can live there? Is it two per bedroom and one guest?
A - not sure

Don Gross - re alley setbacks and where do trash and recycling go?
A - in the alley

MOTION TO APPROVE: JB/BZ All in Favor, Chair not voting

7:49pm
Tim Golba again

c. #632156 -1956 Hornblend St
Demolition of an existing residential dwelling unit for the construction of two, detached buildings with 7 units each for a total of 14 residential units totaling 22,194 SF of gross floor area. Subcommittee recommended approval 3-0
Density bonus and incentives applied. Solar panels. Townhouses. 3 story. 2 bedroom units with one parking space each.
9.39 base units with density bonus allows for 14 total units and incentives. FAR increased as an incentive. Targeting for young professionals.

CDC - How many affordable units and what sizes?

A: 6 units for moderate-income; 1272 - 1346 sizes range for two bedrooms.

Q - what about building management?
A - building management for this will be off-site; building management for the prior project will use one of the commercial units.

Public comment: Liz Segre - you're not really addressing the need for parking on these projects

MOTION to Approve JM/SP All in favor, Chair not voting

8:10pm
ITEM 9: Streets & Sidewalks - Eve Anderson
Gary Chui - sidewalks expert will be coming to the next meeting on August 14 at 5:30pm at the PB Women's Club 1721 Hornblend

MOTION by SubCommittee was: proposal to form a task force to discuss scooter enforcement with the SDPD Northern Division
EA emailed Captain Tina Williams - Captain of Northern Division to ask can we have cops on bikes for two hours on the Boardwalk to have a presence and I'm hoping for a response
Table this one for now

MOTION by SubCommittee was: proposal to request that Traffic Engineers inform PBPG before adding new red curbs before impacting existing parking places.

Law is 15 feet on either side of the new fire hydrants. Should it also say just commercial areas?
Let's ask if they are doing just a really large area can they inform us? Eve will contact Gary Pence to inquire.
Table this for now.

Bill Zent - what is status of my proposal to increase police enforcement of scooters including adults with children and also release of scooters by the companies to those under 18.

EA - scooter corrals are being painted; received complaint about noise at early hours near houses.

Public Comment - Enforcement is a joke; I was hit by kids on scooters and the police wouldn't even ask for their i.d.

EA - Bill Zent presented a proposal to change Garnet to one way west and Felspar one way east. It was not very well received and needs to go as part of a full Community Plan Update for full public input.

8:27pm 12 members of the public attending
ITEM 10: Council member Campbell - Monica Eslamian
Thanks for input on scooter corrals; they are giving citations on the boardwalk but they can't cite minors who usually don't have i.d.
Look for the parents - they will issue to the parents. Sidewalk vending ordinance at Council Committee on Thursday. BASASP Special Council Meeting August 1 at 1pm. Lifeguard parking spaces being worked on and has to go to Coastal Commission. There's a Captain's Advisory Meeting every three months and if you want send someone you can get one person to attend.

BZ comment - SDPD does have the ability to detain minors - they just aren't using it.
SC - comment about flooding west of MB High School - drain needs clean out; ME will follow up;

Assembly member Todd Gloria - Randy Wilde - Featured bills: AB128 - protections for wild horses ; AB423 - bill to change Air Pollution Control District from Board of Sups to appointed Board. AB1413 - would allow transportation agencies to look at funding mechanism for just their jurisdiction. Most of these are being heard in the Senate Approps before going to Senate floor.

Bill Zent departs at 8:44pm

8:45pm
ITEM 11 - Capital Improvements Program (CIP) - Paula Gondolfo - Information Item
We are supposed to have Item 1-5 and then others after that. Paula provided a long list of interesting proposals but nothing in writing. Provided after the meeting: she wants to add to the top 5 list and replace the Balboa Ave I-5 underpass widening since it won't be a City project: Traffic Circle at Foothill and Loring which was voted on and Approved by prior PBPG, but was not provided on the list for the Board at the last meeting. She recommends we call this the Foothill-Ingraham Traffic Calming and Pedestrian Safety Corridor. Action was not taken since Item was noticed as a Info Item not an Action Item and no background info was provided with the Agenda. CDC disputed that the Balboa project should not be on the list since it's the highest priority and we need to emphasize the importance to the City.

KR - The City's SurveyMonkey related to this did not function adequately. The deadline we thought we had was not met by at least half of the Community groups. The City told the CPC the responses either weren't good or didn't come in and were supposed to address at the CPC last night but the staff didn't attend. New deadline to modify spreadsheet is Monday. Use recommendations voted on at the last meeting.

9pm
ITEM 12: Balboa Avenue Station Area Specific Plan - Carolyn Chase - Information Item
Going to City Council on August 1st Special Meeting at 1pm for BASASP and Morena Station Plan
Will be presenting priorities: Rose Creek Park Dedication, Balboa/I-5 underpass widening concurrent with station opening; and others from the PBPG comment letter.

9:03pm
ITEM 13: STVR Ad Hoc Subcommittee - Karl Rand
Provided history and he doesn't plan to bring it up on an agenda unless/until there are new actions requiring a response

ITEM 14 - No other SubCommittee Reports other than
Jim Morrison - PB Community Park District - will try and get a meeting convened re parking meter issues

Meeting Adjourned at 9:07pm

Submitted in writing by Don Gross during non-agenda public comment as 10 priority concepts for a PB Community Plan Implementation/Update

PB Community Plan Update
Providing funding locations (including CIP) for listed project concepts

1. Intersection infrastructure changes for congestion improvement
2. Freeway entrance/exit congestion improvements (infrastructure)
3. Install non-installed sidewalks (infrastructure)

4. Install ADA upgrades (infrastructure)
5. Correct PB Drive alignment (infrastructure) safety options
6. Redevelop (infrastructure) PB angle intersections (safety/congestion)
7. Develop sidewalk/driveway standards
8. Upgrade Police Substation @ Olney & Balboa
9. Request Eminent Domain procedure when appropriate
10. Convert drainage ditches such as: MB High School, Campland, Grand Ave @ golf course, Rose Creek, especially between Balboa & MB Bridge to routine yearly procedures rather than wait until disaster sets in! (Maintenance)

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Board mailing list
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! listinfo/board_pbplanning.org