



Pacific Beach Planning Group

www.pbplanning.org

**Wednesday, January 8, 2024: 6:30 PM Meeting at
PB Taylor Library - Community Room
4275 Cass Street, San Diego CA 92109
Draft Minutes**

- Item 1-6:30 **Call to Order, Quorum Count** - Karl Rand, Annie Kaffka, Eve Anderson (6:37), Charlie Nieto, John Terrell, Scott Chipman, Dave Schmidt, Gordon Froelich, Ryan Stock, Lyssette Williams, Katie Spady, Marcella Bothwell (chair) – Missing: Greg Daunoras, (12)
- Item 2–6:30 **Non-Agenda PublicComments** – Ryan Stock - Beautiful PB will be holding its general monthly meetings in-person at the Taylor Library, 6–7:30pm, on the second Monday of each month. Annie Kaffka – Announced upcoming board elections in March and how to apply. Gordon Froelich – Last months Felspar project should be revisited because of the lack of parking. Scott Chipman – elected officials should not be allowed to block messages from those who do not live with-in their district because they vote on items that impact those who don't live in their district. Ted Hilton - expressed opposition to the 23-story building on Turquoise and how to generate more opposition.
- Item 3–6:35 **Action: Current Agenda John/Lizette 10-0-1**
- Item 4–6:40 **Action:December 11, 2024: Minutes** Correction to vote on 1251 Felspar Project, modify 8-0-1 to 17-1-1 Gordon/Dave 9-0-2
- Item 5 – 6:45 **PBPG Chair'sReport**
Update 970 Turquoise Update on Neighbors for A Better California www.neighborsforabettercalifornia.org Density bonus are being stacked on top of each other. Visitor accommodations being used as housing inappropriately. Katherine Blakespear has a bill being proposed housing density bonus to require 2/3 residential
- Item 6- 6:45 **Action: 2025 General meeting and Committee dates**
- Item 7–6:50 **Action: Development Projects**
Chair, John Terrel
- PRJ-1123911 – 1511 Hornblend Street; Applicant: Ryan Cloud Coastal Development Permit (Process 2) to demolish an existing

single-family home and construct two 3-story duplexes and an attached 5-space garage. The 0.14-acre site is zoned RM-2-5.

Concerns were expressed that this could become a STVR as a unit in a similar project owned by this developer has become. The developer was told SD regulations require owner approval for a renter to become an STVR permit holder. He avoided the concept of denying the property management company from short-term renting.

Motion to Approve: Marcella/Ryan 10-1-1

- PRJ-1126697 – 710 Garnet Avenue; Applicant: MP Permits Coastal Development Permit (Process 3) for proposed Streeterly at 710 Garnet Avenue (710 Beach Club). The site is zoned CV-1-2.

Multiple community members and board members spoke in opposition to this project and the noise complaints that have been generated over the years. The representative/presenter seemed to have little knowledge of the history of complaints. Holly Bertz, Sea the Sea Condominium HOA president provided a long list of complaints and indicated a court arbitration agreement indicated that the establishment must keep doors and windows closed when noise is being generated. This provision has not been kept. Other speakers against included Dale Ganthier, Sachin Abhyankar, Rengaraj Thirupath, and

Parking spaces must be mitigated nearby. Presenter indicate 3 spaces but when questioned said, “it might be 4 spaces.” When asked about CA Coastal Commission (CC) position the presenter indicated that CC is leaving this up to the city, but provided no information on their position.

City has provided a “notice to remove”, however the notice was not provided with a date or requirements for removal.

Motion to table Scott/Marcella to allow more information to be gathered so questions can be answered prior to taking a board vote.
Passed 6/5/1

- PRJ-1124384 – 1351 Missouri Street; Applicant: Michael James Conway
Coastal Development Permit (Process 2) to subdivide an existing lot into two lots. The 0.58-acre site is zoned RS-1-7.

Motion to Approve: Scott/Karl 11-0-1

Item 8 - 7:15 **Streets & Sidewalks Committee** Chair, Greg Daunoras – no meeting, no report. Annie will provide a report on Streeteries next meeting.

Item 9–7:20 **Parking Advisory Board Report** Chair, Gordon Froelich – no meeting
Item 10-7:25 **Capital Improvement Projects Committee** Chair, Charlie Nieto Next meeting the Monday after the PBPG general board meeting

Item 11 – 7:30 **Information: Stormwater work on Rose Creek (POSTPONED, not ready.) Gabrielle Borquez**
Assistant Environmental Planner Stormwater Department City of San Diego

Item 12- 8:15 **Community Planners Committee (CPC) Report** No meeting no report

Item 13 – 8:20 **Government Representatives’ Reports**

Emily Piatanesi and Fatima Maciel for Mayor Gloria; (This report provided at 6:43) Regarding the Turquoise tower, studies not available, HCD letter, Public safety may be one of the biggest concerns. “Daylight” parking laws near intersections warings now enforcement coming March 1st.

Cambria Head for Councilmember LaCava; 2024 recap of accomplishments.

Evan Bridgham for Supervisor Lawson-Remer; not present, no report

Ross Tripp (sp?) for Assemblymember Boerner; AB 87? A bill to make density bonus require 100% residential, women impact award nominations.

Aurora Livingston for State Senator Blakespear;

Cole Reed for State Senator Atkins

Item 14 - 8:20 **Adjournment**

Upcoming Meetings:

Streets & Sidewalks Subcommittee: January 22, 2025 6-7pm

Development Review Subcommittee: February 7, 2025 12noon

Capital Improvement Projects Subcommittee: TBD

Elections Committee: TBD

PBPG General Meeting: February 12, 2025 6:30pm-8:30