

 Pacific Beach Planning Group

 [www.pbplanning.org](http://www.pbplanning.org)

**Wednesday, May 11, 2022: 6:30 PM**

**Meeting via Zoom Conference**

**MINUTES**

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***NOTE: Zoom Login Information appears further down on this Agenda***

Item 1 - 6:30 **Call to Order, Quorum Count**

Item 2 **Non-Agenda Public Comments**

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

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

Elections Subcommittee Item 8 moved up to immediately after Item 3 so Ms. Neal can be seated and participate in deliberations and voting for Project Reviews.

Item 8 – 8:00 **Elections Subcommittee (Action Items)**

 Chair Steve Pruett will process the seating of new board members and review the appointment of representatives for other posts.

Committee Chair Steve Pruett conducted the seating of Julie Neal in one of the five business positions on the board. Steve also conducted the seating of board member Rich Crowers as Chair of the Streets and Sidewalks Subcommittee.

Item 4 **April 13, 2022 Minutes -** Modifications and Approval - Approved

 **April 20, 2022 Minutes -** Modifications and Approval - Approved

Item 5 – 6:40 **PBPG Chair’s Report by Karl Rand**

Diamond Slow Street and AB 773 Issues, Update on Caltrans plan for Balboa/MB Drive access to Trolley Station

 Chair Rand reported on how the Slow Streets Act impacts the drafting of the letter of recommendation voted upon at the April 20 Special Meeting, and reported that he will confer with Kotha Zeiser tomorrow (May 12) on most effective manner to address that issue in the letter.

Item 6 – 6:45 **Development Project Reviews (Action Items)**

 Moderator: PBPG Chair Karl Rand

**#695345: Maloney Residence ADU at 3434 Crown Point Drive**

**Presenter:** Annie Maciel

**Description:** Process 2 Coastal Development Permit to add 91 square feet to an existing detached garage and build a new 633 square foot ADU above with loft and exterior deck at an existing single-family residence located at 3434 Crown Point Drive. The 0.15-acre site is in the RS-1-7 zone.

Neighbor Mary Bush of the adjacent west (back) lot offered public comment objecting to height and lack of setback from property line. The board discussed the appearance of Code compliance issues regarding setback, height and other ADU rules. Motion to postpone (SC) passed by unanimous consent. John Terell volunteered to conduct inquiry with DSD regarding compliance issues raised.

**#697289: The Felspar**

**Presenter:** Tim Golba of Golba Architecture

**Description:** Coastal Development Permit for the demolition of eight units in two existing residential multi-family buildings and construction of a new three story, 20-unit affordable housing mixed-use building at 1165 Felspar Street. The 0.28-acre site is in the RM-2-5 zone. The project proposes two affordable units in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

 Motion to approve (SP) approved by vote of 7 to 3.

Item 7 – 7:50 **Community Planners Committee (CPC) Report (Informational)**

CPC Representative Scott Chipman will review CPC actions.

 No Report

Item 9 – 8:10 **Streets & Sidewalks Subcommittee (Informational)**

Chair Karl Rand will report on pending items, including planned sidewalks for Bluffside Avenue and Mission Bay Drive.

S&S Subcommittee Chair Rich Crowers reported on communications with City traffic engineer Gary Chui regarding plans to install sidewalks at Bluffside and Mission Bay Drive.

Item 10 – 8:15 **Government** **Representatives’ Reports**

 Kohta Zaiser for Mayor Gloria, Rebecca Smith for Supervisor Lawson-Remer, Rachel Granadino for Assemblymember Ward, Cole Reed for State Senator Atkins, and Linus Smith for Councilmember Campbell.

No Government Representative reports via Zoom. Email reports from Representatives Zaiser and Granadino were forwarded to board members prior to the meeting.

Item 11 – 8:25 **Adjournment**