

Pacific Beach Planning Group

March Minutes

March 10th, 2021

Called to order 6:35pm

Board Members in Attendance: Karl Rand (Chair), Steve Pruett, Adrienne Gallo, Grant LeBeau, Jonathan Cole, Jason Legros, Jessie Beckman, Paula Gandolfo, Scott Chipman, Ed Ghallager, Brain White, Scott Chipman, Jim Morrison came by 7:00pm

Non Board Members in Attendance: Greg Daunoras, Eve Anderson, Yoftahe Ghiliam, Shari Barhmam, John Terell, Tim Golba, Chris Dutton, Jaime Fong, Monique Tello, Scot Frontis, Alexis Morris, Phoebe P, Tom P, VVoss, Gia Ballash, Barbara Bailey, Gordon, Jim Marshall, John Dorow, Paige Hernandez, Susan C, Dave Schmidt, Kathy Archibald, Luis Schaar, Rachel Granadino, Collins Solomon, Jim Gottlieb

Item 1: Call to Order Quorum Count

Quorum Confirmed: 12 in attendance

Item 2: Non- Agenda Public Comment

Regina - Renaming by Pane Park accepted by the school board and now headed to the parks and recreation

Slow streets

Ingraham - just got repaved, was supposed to be area for bike lane, issue with bike plan being implemented after scheduled paving

Jewel - class 2 scheduled to repaved

Lamont - class 3 scheduled to repaved

Dawes, class 3 scheduled to be repaved

Email mayors office

Eve Anderson - Garnet Block Captains (neighborhood watch for businesses) - everything in full swing - working with city to replace lids for trash cans

PB Blue - what the lids should be painted

Working on LOAs

Brian White is working on cleaning sidewalks - working with Discover PB

Mayor's rep helping Eve with tree trimming

Shari Barham - on Riviera Drive, apt with 8 units, 3 couples that have children under the age of 12 and very busy road - people drive very fast, 50 mph (20 over speed limit)

Would be nice to have crosswalk with flashing light and possibly a speed bump since cars are flying by

Karl mentioned we have Streets and Sidewalks committee that can support with this issue

Chris Brewster - distinct pleasure on working with Karl on STVR working group for last 2.5 -3 years, met many times and a lot of work that went into it. Publicly thank Karl for extraordinary work and leadership on it. Karl continually led in very ethical way and loads of research. Key member of the group. Worked and thank you very much.

Ed - emphasizing expansion of slow streets and adding to Regina's comment - extend it from Diamond and connecting it to Hornblend. Concern was funding - just discovered today that PB is the only remaining neighborhood that still has slow streets. We want to see more of what is happening on Diamond street. Plan on bringing it up on streets and sidewalks.

Joe - this will be Joe's last meeting and thank everybody for their service, wonderful 2 years. Learned so much from this group and excited for PB's future. Joe will be back and feel free to reach out to him!

Item 3: Agenda Review

Unanimous consent from all board members

No Objections to amendment

No Objection to Agenda with amendment, Motion passes

Item 4: Minutes Review

Unanimous Consent from all board members

Item 5: Chairs Report / Karl Rand

STVR - all changes we wanted didn't get enacted, experiencing investor owned vacation rentals in PB and throughout the city, second reading and coastal commission is expected to rubber stamp it

Selected Mural theme - cover of PB monthly magazine with octopus

Thank you for the sparing use of the chat room and tonight we will be doing elections, Adrienne will explain the process for that. Selecting officers for next month. All new members

encouraged to reach out to Karl regarding representative positions.

Item 6: Vice Chair's Report / Jason L

CPC - really good Q&A session with new Mayor, very responsive to questions/concerns, update on electric and gas franchise agreement currently being negotiated - more to come with that. Finally we had nice presentation from new dept - planning dept incorporating environmental justice component to general plan

Item 7: Developer Project Reviews

Process: Summary by subcommittee chair, presentation from permit applicant, seek motion and second by board member to approve or disapproval, take questions from board, hear any public comment, then board discussion on motion, then board votes to recommend approval or not to city (advisory, let the city know)

#676545: 4033-4039 Lamont Street Mixed Use

Presenter: Tim Golba

Description: AFFORDABLE HOUSING EXPEDITE PROGRAM.

Process 2 Coastal Development Permit to construct a 3 story mixed use building with 18 residential units and ground floor commercial spaces with on grade parking. Includes 2 affordable dwelling units. RM-2-5 Zone. The Development Subcommittee reviewed and recommended approval at the March 4 meeting.

Presentation

- Developers are the owners - retirement plan for them
- Property surrounded by 3 story condo buildings - garage and rental unit are in the back
- Zoning - RM-2-5, right at that peak where Chico dead ends to it
- Allowed 1.35 FAR - just a tick under 14,000, allowed by right 13 units - using affordable housing density bonus which gives us 21 max, currently at 18 - preserve quality to these units
- 17 2 bed 2 bath and 1 studio
- Parking wise - meets all the codes
- Tons of room for solar panels on roof
- Landscape plan - all frontage is redeveloped: benches, bike parking, etc
- Break stacks so it doesn't look like 1 huge building - read it in much smaller context
- Generally approved by the city

Motion - Ed Gallagher moved to approve, Scott Chipman seconds

Board Member Questions

Steve Pruett - how will trash be serviced? They have a trash room with dumpsters - accessed by residents

Public Comment

Chris Brewster - What sort of commercial activity is permitted? What would the parking situation be for those units?

Tim's Answer:

- Doesn't allow wide range - instructional studios, real estate offices, etc
- 4th incentive - broaden it up to CC-42 bracket: opens up from professional services: doctors, CPAs, massage therapists - can't allow restaurants or food
- Why we have 2 handicap units - 1 designated for commercial units
- Aim is to be neighborhood serving

Chris' Comment - Traffic Issue - moderately concerned that people trying to park to get into business could be issue. If they park in the rear - could make the situation less serious.

Susan C - wanted to know commercial businesses as well, will there be signage or guidelines to be neighborhood friendly? Hard to imagine neon or lit-up sign

Tim's Answer

- City's sign ordinance does restrict you, Tim hasn't looked into it yet
- Would never be tacky - they are long term residents

Susan C - Would signage be allowed in windows?

- Yes

Susan C - does commercial businesses fall into the affordable housing incentives and is that why they're being included?

- Mixed use - by right zone - city is pushing hard for these areas

Board Discussion

Jessie - excited about the project, kind of development that serves a lot of purposes.

Joe Bettles - Loves it, checks all boxes, even as solar in there. 100 more!

Ed Gallagher - Loves the project and businesses we'd normally have to drive out to, can rent a facility nearby and walk to work

Paula Gandolfo - very impressed to see 1 bedroom efficiency unit - right place and right time. Heartbroken to see exotic palms go.

- Client shares love with exotics

Garrett - Big fan

Jason Legros - Beautifully designed, as are all Tim's projects, out of character for this neighborhood and won't support it

Jim - Sensitive with project and shared hesitations with Jason about commercial use, will support project

Brian - Share same concerns with Jason and Jim, beautiful design and good looking project

Board Vote

Yes - Jessie, Joe, Scott, Ed, Adrienne, Paula, Grant, Jim, Steve, Brian, Jonathan

No - Jason

#670011: 3416 Crown Point Drive Residence

Presenter: Scot Frontis

Description: Process 2 Coastal Development Permit to demolish an existing 1258 SF dwelling and construct a 2613 SF residential unit with a 1049 SF basement and a 410 SF roof deck, and a 747 SF two story companion unit at the back. RS-1-7 Zone. The Development Subcommittee reviewed and recommended approval at the March 4 meeting

Presentation from Scot Frontis

- Going in entry from Ingraham, take right
- Single family house - married couple, house to retire in and for their kids, grandkids
- 3,360 square foot house and companion unit
- Requires 3 parking spaces - providing 4

- Solar panels on all roof except roof deck - 75%-100% efficient solar panels
- Composting
- EV charging stations
- Drought tolerant landscaping
- Passive ventilation and lighting
- Mixture of older single level and newer traditional/modern houses on the same block - eclectic mix
- House will have elevator and will be interconnected - concerned about accessibility
- Large patio and family room on second level
- Large openings to take advantage of views

Motion - Steve Pruett moved to approve, second by Brian White

Board Questions

Jason - do the owners currently occupy it?

- Their son does

When does construction start? - Jason asked due to prior proposal in the neighborhood that didn't follow rules

- Scot's answer As soon as we get permits - last round of cycle issues, 6-7 months

Ed - Did you show the current house? Old house looks pretty level

- Scot's answer Proposed finish floor is actually at the same level

Paula - Would you please tell about water reformation aspect of this project?

- Water reclamation canisters - will store and save water as much as possible for vegetable gardens

Jim - could you show me view from the exact front? The roof line and second balcony - edges are so sharp, any way you could consider to soften those corners, making them round? Owner probably likes it, would you consider it?

- Clean lines is the intended concept - owners like the dramatic look of the roofs and decks - overall effect wont be as hard and rigid as the rendering

Public Comment

No public comment

Board Member Comments

No comments from Board Members

Board vote to approve

Unanimous Yes: Jessie, Joe, Scott, Jonathan, Ed, Adrienne, Paula, Grant, Jason, Jim, Steve, Brian

#595080: 4944 Cass Street T-Mobile Cell Tower Renewal

Presenter: Vincent Voss

Description: Process 4 Application for the continued use of a Wireless Communication Facility (WCF) with 6 existing antennas and two equipment cabinets. No changes proposed. RM-1-1 Zone. The Development Subcommittee reviewed and recommended approval at the March 4 meeting.

Karl proposes to see if we can unanimous

Jim moves and Scott seconds - Karl requests unanimous consent

Paula questioned physical changes which prompted Vincent's update for the group

Vince's update - Equipment scope of work tied to the project, concealing existing antennas

- Completely covering to make it match the existing tile feature - AT&T's antennas have been told to match our box so every antenna will be concealed by the box

Unanimous vote, motion passes

#681203: 4069 Shasta Street Additions

Presenter: Chris Dutton

Description: Process 2 Coastal Development Permit to construct a 617 SF first floor addition, 665 SF second floor addition, 114 SF cupola, 215 SF rooftop deck, and a 215 SF detached garage to an existing one story residence. RM-1-1 Zone. The Development Subcommittee

reviewed and recommended approval at the March 4 meeting.

Presentation from Chris Dutton:

- Just south of PB Drive in the heart of Crown Point at Shasta St
- Existing 2 bedroom single family residence
- Family is remaining - growing family with kids and want more square footage
 - Add laundry room, bathroom, and extended living space
 - Second floor - master bedroom space
- Site is in transit priority area - adding parking for betterment of neighborhood
- Extension to the back of the house
- Detached garage and access to alleyway

Motion - Steve moves to approve, second by Scott Chipman

Board Member Questions

Paula - What is the Water reclamation on the project?

- 2 existing tanks installed by the residents - tied to supplement water supply

Steve - wants permeable walkway not solid concrete

Public Comment

No Public Comment

Board Discussion

Board Vote to Approve

Yes - Jessie, Joe, Scott, Jonathan, Ed, Adrienne, Paula, Grant, Jason, Jim, Steve, Brian

No - None

Make motion to change agenda to allow Asm Ward to speak at his designated time

Paula seconds

Unanimous Consent

Assemblymember Chris Ward on Pending Land Use Bills

Assemblymember Ward (AD 78) will report on land use bills and other legislative matters, and will be available to answer questions.

Rachel Granadino for Asm Chris Ward: e-mail: rachel.granadino@asm.ca.gov, cell: (619) 431-0674

District Office: 619-645-3090, 1350 Front St., Suite 6054 San Diego, CA 92101, <https://a78.asmdc.org>

- Asm Chris Ward currently at the state capitol and introduce new rep - Rachel Granadino, access unemployment benefits, double pronged issue with needing unemployment and horrible structural challenges at EDD
- State agency questions or legislation - getting info to Chris before votes
- Eviction moratoriums and rental assistance - \$2B support, help those struggling the most, thorough state avenues
- Small businesses can be eligible up to \$25K starting next week and including non-profits
- Education strategies - safely open up our schools - we are accelerating vaccinations for educators
- Appointed to committees including: Water & Wildlife, human services, transportation,
- Introduce our legislation - 15 bills, fact sheet that can be sent to summarize all of them

Scott Chipman: Alcohol and marijuana deliveries for being done illegally, AZ, TX and Florida have done studies and marijuana is #1 drug for child's death in those states

- Start with dept of public health and go from there

Bill working with CalTrans - use public lands for affordable housing in a smarter way, underwrite a lot of land value costs, looking at CalTran's excess property and sell that to local entities for purchase price - not land market value

Pulling together 1 page of all housing related bills to send more info - we can relay to those authors

Paula: Is there micro-mobility? Pathways and connectivity for bikes?

- Short answer: Yes, that will be part of overall mission

Paula: Are you going to utilize the new turn of events to start capturing water from watersheds to treat it like a resource and not thrown away?

- Likely in development - at state we are looking at climate bond - clean water resources will be part of that, heading to voters in 2022

Item 8: Election Subcommittee / Adrienne G (Informational)

Update: We did receive 13 applications in total for 10 open residential and received 1 application for 4 open business seats - 3 open business seats

Elections subcommittee met on February 25th and reviewed applications we received - out of the 13 - 1 applicant withdrew applications and 2 more didn't meet attendance requirements for the March election. Maintain communication with them if seats open up.

10 Names: Steve prueet, marcella bothwell, karl rand, scott chipman, ed gallagher , jim morrison, paige hernandez, paula gandolfo, greg denoris, john torrell,

Commercial seat: Jonathan Cole, Ahmeda - needs 1 more meeting to qualify - will be eligible next month

2 residential seats need to 1 year terms - Ed and Greg Daunoras both volunteered for 1 year term

Public has 72 hours to make comment about a applicant

What if someone from the public does have an issue with an applicant?

Refer back to Michael Prince and City planning for answer on that

Scott wants any claim to have person named and Jim agrees

Every board member is required to complete community workshop - COW, 60 days from being seated in April meeting to complete it

Joe - some new faces to get excited on the board - would love to see those people get the opportunity

Item 10: Mid-Coast Trolley Update

The John Dorow will provide an update on the status of construction and will be available to answer questions.

Gia Ballash with John to share the presentation:

- Continuing to install landscape and irrigation
- Late 2021 launch
- Testing this summer - trolley cars will be running on new alignment
- SANDAG will go to claremont community planning group for paper streets - streets

that appear on maps and haven't been built

Paula - If you eliminate paper streets, is it because it's not greenspace?

- Houses were never built on lots intended, these are old plat maps - never intended to be green space

Scott - why concrete saw cutting?

- Control joints in concrete

Eve - Asking for 2 years to rename it Balboa/PB trolley station, what's the update?

- Had brought it up with MTS, Rob Shoote would be the best POC, names are pretty set
- Scott wants to file petition for the name change - Adrienne seconds the motion to have it be action item
- Eve says we had a petition and went through it for 2 years

Line Item 11: Crown Point West Project Update

Yoftahe Ghilimichael, Engineer from the City's Public Works Department will provide an update on the status of this construction project and will be available to answer questions.

- Presentation made by Jaime Fong, Yoftahe and Kevin Prescott are here to answer questions
- Replace and relocate existing sewer and water mains
- Replace approx 2.45 from 8x12 inch to 8x16 inch
- Associated improvements: curb ramps, street resurfacing, hydrants, etc
- Schedule: project is approximately 9% complete to date
- M-F, 7am-3:30pm - standard work days
- Completed by April 2025
- Area granted to be returned to its original or better condition

Ed Gallagher - do you have any idea on budget to restore the landscape?

- No - staging area that is set is up to contractor's responsibility

Ed Gallagher - Will construction be happening year round?

- Will do year round work to get moratorium work done first, schedule is always moving target

Chris Brewster - Big Dig from Mass. - tunnels under Downtown Boston, it took them 7 years - why does it take this long to do this project?

- The project entails replacing water and sewer remain - do sewer first before water replacement - a lot of moving pieces in this project and there are moratoriums

Jim Gottlieb - will the resurfacing include magnetic loop centers that get damaged?

- Yes that will be included in the project

Jim Marshall - is this project the same thing that happened on the east side?

- Confirmed that it is the same work

Paula - will the west side and east side and be staging areas simultaneously?

- They will be staging areas simultaneously on the northern side
- Other project aimed to be done this year

Item 12: Streets & Sidewalks Subcommittee Chair's Report (Informational)

- Jessie - Width of the PB boardwalk from Thomas to PB Drive, brought up by Steve
- Boardwalk only 8 feet - why can't we make it wider? Can't move west due to sea wall
- Is there a public right of way to the east? - There seems to be from sources
- Quite possible that there is public right of way available to make it wider
- Michael Prince has been looped in to help with this
- Tour de PB - March 20th from 10am - 2pm - self guided tour through PB

Item 10: Government Representatives' Reports (Informational)

Monique Tello for Councilmember Campbell:

- Public Safety Committee - heard proposed park curfew for Fanuel Park - go to full City Council
- Coordinated outreach program is launched for homeless individuals
- Council passed resolution against violence and hatred in our city
- STRV - passed 8-1, go to departments and administrative regulations

Scott Chipman - For 2 years Eve and the planning group have been asking to name balboa station to balboa/PB station. We need D2 and mayor's office to get involved - naming is very confusing

Chris Brewster - feels like the councilmember is not listening to the community

Rachel Granadino for Asm Chris Ward: e-mail: rachel.granadino@asm.ca.gov, cell:
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Meeting Adjourned at 9:15pm

Minutes respectfully submitted by Board Member Jonathan Cole (filling in for Carolyn Chase)