

PACIFIC BEACH PLANNING GROUP  
MINUTES OF NOVEMBER 26, 2008 MEETING  
EARL AND BIRDIE TAYLOR LIBRARY

**Call to order: 6:42p** a quorum was established. Attendees: John Shannon, Kevin Szepe, Scott Chipman, Chris Olson, Marcie Beckett, Barry Schneider, Dean Eades, Gary Foster, Barbara Williams, and Philip Carrillo who is waiting to be voted on the Board. Jim Morrison ( 7:00p)

**Agenda:** Approved 8-0-0

**Minutes:** Approved 7-0-1

**Chair's Report:**

**Non-Agenda Public Comment:** None

**Government Office Reports:**

Mayor Sander's Office – No report

Council District 2 (Thyme Curtis) John Shannon gave the report for Thyme Curtis who was not in attendance. John Shannon the Council is discussing the Mayor's budget revisions. On November 24, 2008 Kevin Faulconer thanked the PBPG for its work on the Bylaws provisions. Thyme's report said that the Community Court will charge participants a fee for being in the program after the grant funding runs out.

Long Range Planner: (Lesley Henegar)

Marcie Beckett made a motion to approve City Work Plan for Community Plan Amendments

Barry Schneider seconded the motion.

Discussion: Marcie Beckett withdrew the motion. Lesley Henegar wants us to talk before we vote on this so that after a preliminary analysis the plan will be stronger and more effective.

Marcie Beckett amended the motion to begin the analysis portion of the Work Plan by having a subcommittee work together with Lesley Henegar. Barry Schneider seconded this motion.

Discussion: Chris Olson said there are more important issues such as design guidelines, sidewalk cafes, vacation rentals, alternative transportation. He is against the motion. Marcie Beckett and Barry Schneider agreed these were valid concerns. Lesley Henegar said that these are not land development issues but code issues.

**Motion passed 7-1-0**

**Informational Items:** Don Gross passed out photos of the recent work on the Mission Bay Park public access near Mission Bay High School.

**Action Items:** Stop sign and crosswalk request at PB Drive and Dawes Street. The President of ZLAC Rowing Club, Sara Harrington, spoke about the parking problems and the pedestrian problem of crossing PB Drive. She noted an accident within the last two days. Donna Winkler,

resident of Sanderling, said it is difficult to get out of driveway with the speeding cars on PB Drive. Chris Olson said that our group, PBPG, voted for the stop sign before, but noted that now we have a new process to get a stop sign. Marcie Beckett inquired about a score from the City, John Shannon said he was not able to get one. John Shannon said he has a petition for the stop sign.

Page 1 of 3 Nov 08 meeting

Jim Morrison made a motion to approve a 4-way stop with crosswalk on east side of PB Drive.

Kevin Szepe seconded the motion.

Discussion: Kevin Szepe is interested in looking at a master traffic plan. Jim Morrison concerned with pedestrian safety. Scott Chipman received an email that comes off our website, he said we need to look at our "feeder" roads and we need to recognize we will be eliminating our feeder roads, all will be stop and go traffic patterns. John Shannon said that because we already put them on Riviera Drive this follows the same traffic. Barry Schneider said we have been getting what we have recommended. Scott Chipman felt we are sending a message that we want to slow traffic. John Shannon will draft a letter to Kevin Faulconer stating our wishes.

**Motion carried 8-0-0**

### **Subcommittee Reports:**

Residential/Mixed Use/Commercial Subcommittee (Chris Olson)

Chris Olson announced the next Subcommittee Meeting will be on Jan. 16, 2009 at 3:00p at the PB Library.

#152862 – 4014 Honeycutt: CDP to demo an existing SFR on 2 lots and build one 2,223 sq. ft. SFR on each lot in the RM 1-1 zone. Chris Olson described the project as a 50' x 125' property that contains two legal lots (25' wide each) and it currently has a single family home that straddles the 2 lots as well as a storage shed/workshop. Currently, there is a curb cut driveway and carport in the front. Everything will be demolished and curb cut removed. Two mirror image homes will be built on the two lots. Each home will have an enclosed single garage and a one car parking pad off the alley. Two parking spaces on each lot meets code if the lots are developed separately. In the past we have been critical of these 25' developments and this project appears to address the issues we have raised before. The parking garage is included in the FAR. There are 3 bedrooms rather than the 4 we have seen in the past. These are 2 story projects with a roof deck and a deck over the garage. The subcommittee noted that a developer can make a viable project without maximizing the limits of setbacks, bedrooms and FAR. The architect and applicant, Bob Bauer, gave additional information including colored renderings. He also demonstrated the sideyard setbacks were more varied than Olson described.

Chris Olson made a motion to approve the project, Scott Chipman seconded the motion.

**Motion carried 8-0-0**

#148182 – 4079 Fanuel Street: CDP to demolish existing residence and construct a 5,056 sq. ft. duplex with a 2,854 sq. ft. underground garage on a 4,997 sq. ft. site in the RM 2-5 zone. Olson gave further description of the project. This property is zoned for 3 units and they will build 2 living units. There is no alley and the underground garage will be accessed from Fanuel and will include 6 parking spaces where 5 are required. There will be two floors of living area and a roof

deck for each home. These are 3 bedroom 3 bath units. The applicant, Greg Leginsky, gave further details regarding the parking, storage, trash and he showed elevations.

Chris Olson made a motion to approve the project, Marcie Beckett seconded the motion.

**Motion carried 8-0-0**

#165730 – 1311 PB Drive: Map Waiver application to waive the requirements of a tentative map and undergrounding overhead utilities to create 3 residential condominiums (under construction) on a 0.11 acre site in the RM 2-5 zone. Olson explained that this project was previously approved by the PBCPG for construction and now it is before us to change from apartments to condos. There  
Page 2 of 3 Nov 08 meeting

are 7 parking spaces in the underground garage for the 3-2 bedroom units. The applicant, Scott Peters, demonstrated the tentative map and answered questions about parking and other issues.

Chris Olson made a motion to approve the project, Barry Schneider seconded the motion.

**Motion carried 8-0-0**

#166676 927 Hornblend: Extension of time for CDP #26097 to demolish existing building and construct a mixed use building with 6,575 commercial space and 7 residential units on a 10,937 sq. ft. site. Olson explained that this is an information item only and it will not be voted on unless there is a request from the community to do so. There was no request for further review.

#124328 – 4048 Riviera Drive: CDP to demolish an existing residence and construct 4 residential for rent units (total 6,200 sq. ft.) with underground parking on a 5,514 sq. ft. site in the RM 2-5 zone. Olson stated some of the discussion from the subcommittee involved the issue that this project is proposed in the same area of Riviera Drive where we currently see 2-3 projects under construction. In the same area residents are complaining about too much traffic, cars are speeding and cars entering and exiting these types of projects make the situation worse. There were concerns about over building/density. This proposal will remove a SFR and replace it with 4 living units with an underground garage accessed on Riviera. There will be 10 parking spaces. There will be 2 levels of living space and a roof deck for each units. These are 3 bedroom 3 bath units. Originally, the plans included front doors facing the street for the front units. Due to some code issues related to the front steps the doors had to be moved to the side of the building. This compromised the first floor layout and changed the front entrance appearance. The applicant, Scott Sinnett, demonstrated a full set of plans, including the latest revisions. He demonstrated how the City is asking for more landscaping in the side yards and that he will comply.

Chris Olson made a motion to approve the project. Scott Chipman seconded the motion.

**Motion carried 8-0-0**

**Subcommittee Reports:**

Election Committee and Vacancy Report – (Jeton Prince) Absent

Traffic and Parking, PB Parking District (Jim Morrison) Table report to next meeting

Mission Bay Parks Committee (Jeton Prince) Absent

Neighborhood Code Compliance (Scott Chipman) - Scott has emailed Faulconer in regard to oversized vehicle ordinance. Faulconer said that the City budget is driving everything, so it will be difficult to enforce. \$47,000 would be needed to put up signs.

Special Events (Barbara Williams) – PB Parade Committee is ready for December 14, 2008.

Airport Issues/San Diego Regional Airport Authority (Jim Krokee) Absent

Meeting adjourned 8:20p

Minutes submitted by Barbara Williams

Per Council Policy the PBPCG posts minutes within two weeks of approval at [welovepb.org](http://welovepb.org) and [PBPlanning.org](http://PBPlanning.org). The current minutes and upcoming agendas are also posted at [welovepb.org](http://welovepb.org) 72 hours before a meeting and they also are available on the community bulletin board at the PB Library. Previously approved monthly minutes are in a binder at the library.

Page 3 of 3 Nov 08 meeting