

PACIFIC BEACH PLANNING GROUP
MINUTES JUNE 24, 2009
PACIFIC BEACH EARL AND BIRDIE TAYLOR LIBRARY

Call to order: 6:35 p Attendees: John Shannon, Marcie Beckett, Scott Chipman, Bob Citrano, Gregory Daunoras, Jim Krokee, Jim Morrison (6:55p), Chris Olson, Barry Schneider, Kevin Szepe, Paul Thackrey. **Quorum** established.

Agenda: Chris Olson made a **motion** to approve agenda. Jim Krokee seconded the motion. **Motion carried 9-0-0**

Minutes: Chris Olson made a **motion** to approve May minutes with one change: Add to paragraph regarding 4726 Ingraham Street project: "Board members recommended that wall materials complement main structure and be durable for long term." Scott Chipman seconded the motion. **Motion carried 7-0-2**

Chair's Report: John reported that a proposal to allow tandem parking throughout the city will be coming before the CPC soon. SD Bicycle Master Plan is being developed and input is welcome at sandiego.gov and at upcoming workshops.

Government Office reports:

Mayor's Sander's Office: (Ron Lacey) Not present

Council District 2: (Thyme Curtis) Kevin Faulconer now has a twitter account called kevin_faulconer. Councilmember Faulconer and Mayor Sanders are trying to persuade the state government not to borrow from San Diego.

Long Range Planner: (Lesley Henegar) Not present

Non-Agenda Public Comment: Don Gross reported that the project on Crown Point Drive is still having trouble getting past a very hard subsurface layer and progress is slow.

Informational Items:

Crown Point Construction Project – Don Gross handed out a map of sidewalk project proposed for south-bound Crown Point Drive near Pacific Beach Drive. Design should be completed in time for July PBPG meeting.

Action Items:

Alcohol Advisory Board - Scott Chipman handed out notes from the June 12 meeting with Kevin Faulconer. Everyone at meeting was in general agreement on the mission statement. Contention remains about whether the Alcohol Advisory Committee would be a subcommittee of the PBPG, or become a duty of the PB Special Events Committee. Scott proposed several ideas for composition of a PBPG subcommittee. Chris Olson said he liked mission statement and asked if group could be advisory to PBPG, instead of subcommittee. Marcie Beckett said the subcommittee would be indemnified by city. Kevin Szepe said he liked the first paragraph of the mission statement. Marcie Beckett said subcommittee should bring mission statement to full board for ratification. Al Strohleim (PB resident) said ABC has allowed PB to become oversaturated with alcohol licenses; ABC grants all license applications; ABC will not protect community; and community needs to take local control.

UCSD Urban Planning Department – PBPG Leverage Possibilities – Scott Chipman has talked to faculty at UCSD and to the Discover PB Design & Improvement committee about possibility of enlisting UCSD Urban Planning Department students to help develop and implement the master plan and vision for Pacific Beach. Discussion ensued. Scott Chipman made a **motion** to explore with UCSD Urban Planning Department and other local universities the possibility of upper level and graduate students providing pro bono service and advice to PBPG. Jim Krokee seconded the motion. **Motion carried 10-0-0**

San Diego Bicycle Master Plan – John Shannon intends to invite presenter for July meeting. All PBPG board members should review the Bicycle Master Plan information sent via email and formulate feedback and suggestions for July PBPG meeting.

Subcommittee Reports:

Residential/Commercial/Mixed Use Subcommittee Action Items (Chris Olson)

Next subcommittee is July 10, 2009 at the PB Library at 3:00p

4315 Ocean Blvd. PB Shore Club outdoor deck addition / covered parking; CA Coastal Permit submittal; 1,895 sf 2nd floor outdoor deck addition to an existing 3,946 sf 2nd floor restaurant. Subsequent submittals will be to City of San

Diego and to ABC (license modifications). Architect Mark Lyons and owner Barrett Rinzler were present. Barry Schneider recused himself (he rents to an owner of PB Shore Club).

Subcommittee report by Chris Olson: CA Coastal wants PBPG recommendation before they review the proposed project. Deck addition does not include any expanded kitchen or bathroom facilities. Current alcohol license has no conditions on food/alcohol sales ratio. Live music allowed until midnight, no dancing allowed. Noise - One member commented that currently noise travels out to the beach and is sometimes loud and disturbing. Tom Frost (of The Beach Cottages nearby) said he likes the activity and noise, but wanted to make sure that noise from deck after 11 pm would not disturb his guests. Mr. Frost seemed satisfied by sound mitigation provided by solid, 6-foot east wall of proposed deck. Parking requirements were an issue. Currently, there are 29 onsite paid parking spaces, open to the public. City code requires "eating & drinking establishments (that) are the primary use of the premises" to provide 4.3 parking spaces per 1000 sf, which would mean 34 spaces for this project. The city has said the combination of the retail on the ground floor and the restaurant on the 2nd floor entitles this project to use the "mixed-use" parking ratio of 2.1 spaces per 1000 sf for the total building floor area, for a total parking requirement of 21 spaces. Applicant stated that they will provide 27 parking spaces.

Applicant **Mark Lyons** presented handout to board and gave an overview of project.

Public comment:

Melanie Menders (PB resident) opposed the project based on concerns that providing paid parking and increasing customer capacity with no additional parking will aggravate PB's lack of parking near the beach and in nearby residential neighborhoods.

Suzanne Landa (PB resident) submitted a letter in opposition citing the severe parking shortage in PB and requesting that the project be held to the strictest parking requirements.

Kathy Mateer (PB resident) opposed the project and said applying mixed-use parking requirements to this project was poor interpretation of city code and that restaurant parking requirements should be applied. Project violates city code 142.0510 (c) that states existing parking cannot be reduced in the coastal zone. Project is a nuisance for nearby residential neighborhoods – more noise from roof top deck until 2 a.m., paid parking means loud drunks walking to cars in the residential neighborhoods.

Joe Wilding (PB resident) is opposed and said PB doesn't need another 126 drunks begin let out into the community at 2 a.m.

Kathy Kelly (PB resident) wants the project to provide 34 parking spaces and make them for patrons, not paid parking.

Board Comment:

Jim Morrison – Raise west wall of deck to 6 feet to prevent noise and throwing of objects. (Owner Barrett Rinzler responds that they will use plastic cups on deck, could raise wall a foot, but don't want cage effect.)

Jim Krokee – Eliminate paid parking, use it for patrons, do not reduce existing parking (29 spaces).

Marcie Beckett – Parking is inadequate. PB Community Plan (p. 34) does not allow reduced parking requirements, such as mixed-use parking, in the Beach Impact Area. The restaurant and retail uses are overlapping and do not warrant mixed-use parking. PB Shore Club is open for breakfast, lunch, dinner and until 2 a.m.; retail is open 10 a.m. to 10 p.m. Occupant capacity is being increased by 68% (current is 186, new deck adds 126) yet parking is being reduced from 29 to 27 spaces; this doesn't make sense in an area with well-documented severe parking shortages and it sets a bad precedent. The building's primary use is a restaurant (5,993 sf PB Shore Club versus 3,674 sf retail), therefore, restaurant parking requirements should apply to PB Shore Club floor area.

Robert Citrano – Good mitigation of noise. Paid parking is a problem, make it free parking so it will be used. There is a lot of pedestrian and bicycle use in that area.

Kevin Szepe – Provide bike racks

Gregory Daunoras – doesn't want amplified music on deck (Owner Barrett Rinzler says there will be none)

Chris Olson asked each board member about their concerns and desired mitigation.

Marcie Beckett made a **motion** to deny project based on inadequate parking; use is primarily a restaurant and should be required to provide 4.3 parking spaces per 1000 sf as per municipal code. Jim Krokee seconded the motion.

Motion failed 4-5-0

Jim Krokee made a **motion** to approve the project with the conditions that it keep its 29 existing parking spaces and that the parking be dedicated for use by the restaurant and retail only. Paul Thackrey seconded the motion.

Motion carried 5-4-0

Dissenting votes and reasons:

Marcie Beckett – Parking is inadequate; should meet restaurant parking requirements; reduced parking is unwarranted and will aggravate already severe street parking shortages near beach.

Chris Olson – 27 parking spaces are ok, but should provide validated parking for patrons

Scott Chipman – Project should be required to meet restaurant parking requirements

Gregory Daunoras – Opposed to the increased capacity of 126 patrons provided by the deck

876 Chalcedony: #179229 CDP to demolish existing residence and construct 2 residential for rent units on a 6,253 sf lot in the RM-1-1 zone. This includes 4,621 sf on three levels with 1,015 sf patios and decks. Sustainable building expedite program. Architect Tim Golba was present. Chris Olson reported that subcommittee was in general approval of project. A total of 5 parking spaces are required for the 3- and 4-bedroom units and 5 parking spaces are being provided. One issue raised was that the parking for the larger unit is in a carport, not a garage, thereby allowing a larger square footage in the unit. The concern was that the carport should not be turned into an enclosed garage.

Chris Olson made a **motion**: Approval with the condition that the carport for unit #A must be maintained as a carport as per LDC 113.0234-A (6) and that at least 2 elevations of the carport remain at least 75% open. Marcie Beckett seconded the motion. **Motion carried 10-0-0**

Subcommittee Reports

Traffic and Parking, PB Parking district (Jim Morrison) - Jim will try to set up a subcommittee meeting soon. He wants to meet with the La Jolla Traffic Committee in August or September. City Council will be voting on financial disclosure requirements for Parking District Committee members.

Mission Bay Parks Committee – Scott Chipman submitted an application to be on new Mission Bay Parks Committee and he welcomes letters of support from PBPG members.

Neighborhood Code Compliance (Scott Chipman) - No report.

Special Events (Marcie Beckett) – Polish Festival (October 9, 10, 11) and Brazilian Day (September 13) received votes of support at June 16 PBSEC meeting. No problems with Polish Festival last year and police actually lowered their requirement for police coverage. Brazilian Day promoter has been working with affected businesses to mitigate negative impacts on customer parking and obstruction of storefronts that some businesses reported during last year's event.

Board Comments:

Jim Krokee – In early August, Jim will be sending board members a packet of the comments received regarding Vacation Rentals in RS zones. He expects Vacation Rentals to be on our September agenda. Jim would like to see mixed-use parking for restaurants as a discussion item on a future agenda.

Scott Chipman – Tandem parking is a big issue and Scott would like to discuss it at a future PBPG meeting.

Adjourned 8:52p

Marcie Beckett