



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, April 22, 2015: 6:30-8:30 pm

AGENDA

Item 1 - 6:30 Call to Order, Seating New Members, Quorum

Item 2 Current Agenda - Modifications and Approval approved 10 – 0

Item 3 March 25, 2015 Minutes - Modifications and Approval

- **add: alley north of Strand Way (south of Reed Ave). Item 9 (3)**

Item 4 – 6:40 PBPG Vacancies (Action Item)

Presenter: Imelda McClendon

New members: Harry Couch, Marcia Nordstrom, Jim Morrison

Vacancies: 79.04 and 80.02/83.10; Paula Ferraco (10-1) and Elizabeth Knowles (11-0) elected after meeting requirements & giving a short speech. Vacancy announced - Imelda leaving for Grad School. We still have 2 vacancies in commercial - need documented meeting attendance and 25 signatures.

Item 5 – 6:55 Chair's Report & Election of PBPG Officers (Action Item)

Presenter: Brian J. Curry

- Update of roster. Reminder: 3 consecutive absences or 4 cumulative over the year and you are out. Please show up on time.
- STVR - next city council meeting is May 29, 2015.
- Crime - PB is one of 3 communities with increased crime. Ranked #2 in violent crime. Crime map shows it is all on Garnet and Mission Blvd. Very disturbing. Asking Business District to do something about it. Want to feel comfortable walking in PB after 10:30 p.m. Will talk to Council member Zapf about it (who was unaware as of 2 weeks ago). Good news - our forward planning. Creative solutions welcome. Relates to land use plan.
- Nomination of new officers for current year:
 - Chris Olson nominated Brian Curry for Chair, Eve Anderson 2nd. 14-0
 - Pat Dobson nominated Henish Pulickal as Vice Chair, Scott Chipman 2nd. 14-0
 - Scott Chipman nominated Pat Dobson as Secretary, Henish Pulickal 2nd. 14-0
 - Brian Curry nominated Chris Olson as Chair of Development Subcommittee. (Will do for another year, but wants someone else to attend the meetings for eventual transfer.)
 - Brian appoints Henish to Code Compliance; Michael Beltran to Traffic and Parking.
 - Michael Beltran & Paula Ferraco will serve on the Parking & Management committee.
 - Vacancy in Elections position. Debbie volunteers.
 - Special Events committee: keep the same co-chairs (Debbie & Eve). 14-0

Item 6 – 7:05 Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

- Jeff Powers from “Protect San Diego Neighborhoods.” 4 planning groups’ requests were completely ignored. Wants to get planning groups on board.
- Tom Coat: thanks to everyone for all the board’s efforts. The speed has been reduced on Foothill Blvd. Short-term rentals are being addressed.
- Joe Wilding: Prow in Encinitas - up to \$1,000 fine.
- Don Gross: La Playa & Jewel - huge project - good to see; sidewalk cafes, etc. We need a copy of their form to know what to do.
- Cathy Jolly: PB Town Council President - supports PBPG on short-term rentals; May 2nd is clean-up day - need volunteers the morning of.
- Sara Berns: from Discover PB - May 14 is the coastal PB restaurant walk with 25 restaurants.

Item 7 – 7:20 Development Subcommittee (Information & Action Items)

Presenter: Chris Olson

1. Mission Blvd. CDP #379965 (4450-4462 Mission Boulevard)

CDP (Process 3) to demo existing older improvements and constructed 6,200 sf single story retail building on 12,398 sf lot zoned CV-1-2.

Subcommittee recommends motion to approve per plans w/deviations and additional bicycle racks.

Commercial development - parking qualification. Restaurants need more parking. Requesting a deviation to have 18 rather than 20 parking spots.

- Parking circulation: circulate FROM Hornblend ONTO the alley
- 6 Discover PB parking spots
- 6 onsite bike racks

14-0-1 Paula abstains - not knowledgeable enough.

2. Parsley Residence CDP #408934 (3410 Crown Point Drive)

CDP (Process 2) to demo existing older improvements and construct 4,747 sf residence on 5,400 sf lot zoned RS-1-7.

Subcommittee recommends motion to approve with provision that proposed is in compliance with allowable FAR. (2 - 1 - 0)

This is a 2 level house with subterranean parking for 4; drought tolerant landscaping; basement area - 802 sq. ft. Nice views to south downtown; 3 bedrooms; stair access to upper level; large great room & kitchen. Proposing to roof deck area - 26 feet high (at Ingraham & Crown Point). Stormwater to be directed to sideyards and area of planters; large garden in back. Below grade will be dug up (conforms to code) - 1600 sq. ft. Family will retire to this house.

1st Chris, 2nd Scott. 12-2-1 opposed: Harry & Jim - footprint too big. Abstain - Paula.

3. Revision of EcoDistrict Project Elements (Information Item)

Met with planning department & development services. Supportive of Eco District plan. Draft of elements we would like to see in projects; will need approval.

4. Planning Grants Update (Information Item)

Pacific Beach Greenways, Parks and Transit Plan

- 10 big projects are coming.

PB Mobility Study Grant for \$400,000 - we did not get it.

SANDAG \$400K grant - for development along the ocean from PB Drive to Grand Avenue - now will go to Diamond - hope to get the award.

5. De Anza Special Study Area (Information Item)

Look at everything going on around that area. Support Lori Z’s request for \$300,000 (the Mayor said it will be \$400,000+ a full-time staff member). Want people’s input on Campland, DeAnza, youth fields, golf course, wetlands, trolley coming through, pedestrian paths.

Item 8 – 7:45 City Councilmember Zapf (Information Item)

Lori: There were 2 times the expected number of people at the public meeting re Vacation Rentals. Time constraint because of losing quorum, so the same meeting is to be continued. Speakers may not speak again, but those who were unable to will be able to speak. The coastal commissioner who represents both PB & Mission Beach seems pro rentals and more access - called "visitor accommodations." Displacement is a problem + the safety issue for neighborhoods. The legal team of city attorneys want to see what the Mayor's staff comes up with - they say we CAN regulate, but they are also noncommittal (problem of 2 interpretations). There is a possibility of doing a separate planned district for PB (La Jolla already has one).
Scott: proliferation in last 2 years with a supposed concept of nonconforming pre-existing use. Over-saturation, noise issues, code compliance officers needed - NO grandfathering & zoning are key.

\$400,000 from Mayor - what is the process for getting the money and getting started?

Eve: the culture of the department is poor.

Chris: this is our responsibility as a planning group and the city council's, too. We need to look at the area *regionally*.

Henish: concerns - Fanuel Park; transit technology

8:40 - **Jim:** makes a motion to extend the meeting for 30 minutes maximum. Joe seconds. 14-0

Item 9 – 8:40 **Code Compliance Subcommittee (Action Items)**

Presenter: Henish Pulickal

1. PROW Update.

Subcommittee recommends motion to approve PBPG letter, co-signed by Discover PB, to Michael Richmond, Director of Code Compliance.

Letter sent by Henish to Robert Vachii with the list of non-compliant businesses.

1st - Henish, 2nd Jim. 13-0-2 (Paula & Elizabeth abstain.)

2. Illegal Sidewalk (1760 La Playa)

Subcommittee recommends motion to remove current illegal sidewalk and install standard width sidewalk. New construction put in a very narrow sidewalk. Motion made to remove what is currently there and replace it with a standard size sidewalk for the entire block because it is a NEW development.

Scott: motion to table until the whole block is considered.

Vote to table so that the entire block can be fixed. 14-1-0

3. Ownership Clarification (Sand area west of Oliver Ave and south of Lahaina's)

Subcommittee recommends motion requesting City to clarify ownership.

1st - Henish, 2nd Michael. Passed 15-0

Item 10 – **Traffic & Parking (Action Item)**

Presenter: Michael Beltran

1. Storm Drain Blockage (PB Drive & Noyes)

Subcommittee recommends motion to identify and notify responsible party to remove shrubbery to clear blockage.

There is a water source so the plants/shrubbery will keep growing. It NEEDS to be removed.

Determine who is responsible. Michael: 1st, Jim 2nd. 14-0

Item 11 **Other Subcommittees and Reports (Time Permitting)**

Communications Subcommittee: Baylor Triplett

Special Events: Debbie Conca

Item 12 – 8:58 **Adjournment**

Next Meeting: Wednesday, May 27, 2015, 6:30-8:30 pm (General Meeting)