



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

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

Minutes

Item 1 - 6:30 **Call to Order, Quorum:** Amy Gordon, Brian Curry, Chris Olson, Deborah Conca, Elizabeth Knowles, Eve Anderson, Harry Couch, Henish Pulickal, James Krokee, Jim Morrison, Joe Wilding, Karen Sumek, Michael Beltran, Paula Ferraco, Scott Chipman, William Ramirez, Tony Franco. Absent: Baylor Triplett, Marcia Nordstron, Pat Dobson.

Thanks to Billy Ramirez for PBPG table cloth

Item 2 **Current Agenda - Modifications and Approval** - motion to approve Mike B 1st, Chris O 2nd 12-0

Item 3 **June 24, 2015 Minutes - Modifications and Approval** - Paula 1st, Joe 2nd. 11-0-1
Henish abstains

Item 4 - 6:40 **PBPG Vacancies (Possible Action Item)**

Presenter: Debbie Conca - Need to fill our commercial seat.

Scott Booth - Remax Coastal - Realtor. Owns on Wilbur. Grew up in PB, so did his mom, and his grandmom. Got kids in school here. President of PB Real Estate Association. Works with Sandicor and SDAR. His goal: he's seen a lot of good changes and bad changes. He wants to make it great for his kids again. Wants to know his neighbors. Comes to meetings every few months.

Tony Franco - He brought his pregnant lawyer wife, former Charger cheerleader, and his business partner, Dan Booth. He works in commercial real estate. He lives on Felspar. He sold 7 of 10 last properties on Garnet. Iron Pig is most recent project. Has 100 units under leasing. Which Wich, etc. Member of Discover PB. Wants to be liaison between PBPG and Discover PB. He wants the groups to work with each other better. BC: Have you seen crime statistics? TF: Not really. BC: We have highest crime in SD. Assaults and sexual assaults.

Tony Franco is elected and seated.

Item 5 - 6:50 Chair's Report

Presenter: Brian J. Curry

Short-Term Vacation Rentals (Information Item) - Waiting for DSD recommendations, per city's smart growth and land use recent two meetings. It was held up, but it will come out soon. Then we can take positions.

Grand Avenue Public Transit Project (Information Item) - Met Dave Schumacher - top dog at Sandag. Looking at proposals for transit up and down Grand Ave. Trying to move ahead on schedule between 2020 - 2030.

North PB Sip n Stroll (Information Item) - This Sunday. PBPG table will be there. 11-5PM. Brian will be there to help set up. Needs to leave at 3. Amy Gordon will be there 2-5. Mike Beltran and Chris Olson will stop by. Elizabeth Knowles and Jim Krokee will also stop by for 1-2 hours. Set up by Tula Ru (5005 Cass St).

PBPG Letter of Support for City Climate Action Campaign (Action Item) - BC sent out a draft letter by email. Chris motion to approve 1st. Karen 2nd. 12-0-1. Tony abstains.

PBPG Letter of Protest for DecoBikes Boardwalk Locations (Action Item) - Heard about Deco Bikes 2 years ago. Had a presentation at MB high school. They've already installed in many other city neighborhoods. They gave us a list of potential locations. We responded that we had a problem with many of the locations, due to shortage of parking and existing bike rental stores. We told our interim council member, Ed Harris, and he was able to make some impact. They've had at least 6 meetings. A month ago we got a new document with station locations, some of which we are opposed. Had another meeting with Deco Bikes. We proposed locations in North PB. Deco Bike rep left and we got a new one. Then got a memo stating the locations that would be rolled out. BC sent messages stating how upset he was. Town Council and Discover PB have also sent messages about being upset about the proposed locations. It's objectionable that our concerns are ignored. The locations are unacceptable. Drafted a letter that has been emailed out stating our objections. "If you do install these, we are suggesting a boycott of the locations." If we see them being installed, go down there with press." Also, hope our council member would support our objections. He feels we're being blown off.

Jim Krokee and Scott Chipman arrives 6:55PM.

Chris Olson - we were a lot more accommodating than we should have been. Mission Beach is more opposed than we are. Chris: Motion to approve the letter. Eve 2nd.

Mike Beltran - They are taking money out of the community. Proposed installation blocking view of ocean is bad.

Jim Morrison - Apologizes for delay. What's bike rental company feedback? BC: They have objections. He has consistently responded that "there are no locations on boardwalk." But

here they are sneaking in locations at the last minute. They say they are not there to take tourist business - more for commuting.

Tony Franco: Freedom Bikes on Garnet owner is totally against this.

Liezl: Received several emails and phone calls on this. Council member did approve the concept for 2 years. She did not approve the details and locations. She shares the same concerns, including bike rental company concerns. She's reached out to the Mayor's office. They are informed. They are moving forward with installation. Within 90 days these boardwalk locations will be reevaluated. They had to move forward for their business plan. Installation begins next Monday. The cost is different. A deco bike would be \$12 for 2 hours. A regular bike rental would be ~\$10/day.

BC: Totally opposed. Bring the press. Beach and Bay press. Union Tribune. Private company is taking public space. The existing bike rental companies can't get free public space.

Eve: La Jolla and Mission Beach don't want them and they don't have them.

Liezl: They are going to be installed in Mission Beach. In other cities they install in all locations at the same time.

Vote: 16 - 0 approved to send letter.

Item 6 - 7:00 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)

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

Jim Morrison: STVR: Channel 10 news report. Reporter said it's destabilizing the community and eventually closed the schools. Cohesiveness of community disappeared. He doesn't want to see that happen.

Elizabeth Knowles - CPJMA back to school resource fair. Sept 3, 3:30 - 6PM. Any local business can be there. Get in touch with her.

Eve Anderson - flies caused by trash left for 5 days from STVR near her friend's house. We too could be like Mission Beach with their terrible fly problem. Call environmental services.

Don Gross - Jewell and La Playa - installed sidewalks. Jewell and PB Drive, no longer blocked by pink dumpster. W. Oliver block wall. 4 people that were involved in the city with these projects have all been moved out of PB. These were the people that were doing good. Kristy Reeser isn't helpful.

Chris Olson - This Sunday at 11AM sip and stroll in North PB. Promotes local businesses. We're not against bikes. Theme is bike friendly business district. Just before will be a bike and stroll in honor of PB Pathways. Bring anything with wheels. Starting at Haines and Diamond and going to sip and stroll. Giving away free bandanas, etc.

Mike Beltran - Deco Bikes - boo. It's really ticking him off.

Steve Hubbard - against north PB lifeguard station. Many neighbors are against it and weren't aware of it. There are a couple notices on posts, but not much more info has been shared. Would like to put on agenda officially.

Ezekiel Cruz - Had no idea lifeguard station was being built. He spends a lot of time on beach. Local kids hang out there. They are opposed to it. BC: This will be on next meeting agenda.

Micaela Porte - Agrees with Brian that we are not listened to by city. We are representing the children of the future. It's an important project that we need to review again. Has a whole dossier of facts.

Joe Wilding - concerned about deco bikes. Thanks to Larry Heselgesser for a parking issue in front of his house. Thanks to Police to giving tickets on Garnet Ave.

Tom Coat - STVR - His neighbor was doing a mini-hotel. Sold his house to another investor to do a mini-hotel. Now his other neighbor will be selling to another out of area investor to do short term vacation rentals. savesandiegoneighborhoods.org. Accepts donations. They are the largest website in the country with this purpose. Will likely sue city regarding inability to address this issue. We don't want to live near mini-hotels.

Scott Chipman - A woman was killed on Ingraham last week for jaywalking. 2 pot shops allowed in San Diego. Owner in Otay Mesa is complaining he's made \$2m but can't put it in the bank. PB dispensary offering 10% student discounts. Code Compliance and city know about these but can't do anything about these. What's the difference between those and the guys selling on the boardwalk? They stay open for too long.

Jim Krokee - Doesn't like flyers. He saw a guy driving down the street just throwing fliers out his window. Enough is enough, we don't want the litter.

City Sewer Replacement Projects (Information Item)

Presenters: Clint Carney &/or Paula Roberts (Humanability for City of San Diego) - skipped , they are not here.

Item 7 - 7:20 Government Offices Report

Presenter: Liezl Mangonon - Has newsletter. De Anza plans - planning department has officially received \$400k. Planning consultant now working with city. Coming up with scope of work. Being shared with general public next month. Public meeting schedule will be out end of August or beginning of September. Various locations. This will be part of Mission Bay Planning Committee. There may be an ad hoc committee. Will discuss what's feasible, possibilities, constraints. Will take public comments and ideas and pick preferred plan. Robin Schiffer (sp?) is main contact for public. Craig Cooker works under Robin (city staffers). Jim Morrison - was working on this 25 years ago. What's the timeline? BC: 3 years to go through process, vetting, environmental, misc time, 2 more to do the project - it will be about 5 years total. Jim Morrison - Are we in emergency mode regarding Stadium. Liezl: doing \$2m EIR: environmental impact report. Tony Franco - 8 home games and 2 preseason. Liezl - conversation with Chargers is not going well, now city is talking to NFL directly. Can we build

it out, renovate it? Eve: Code enforcement is important to us. There has been a major revamping and no one knows who is working with PB. "Skeleton crew." Liezl: Lisa Johnson - Walton was her primary contact. She'll find out what's happening. Joe Wilding: when is De Anza vacant? Liezl: January 1, 2016. Vacation rentals - still hasn't received proposal from DSD. Should get the proposal by early next week. Couple of changes have transpired - council will be doing this directly. Palisades Park bathrooms - getting lots of feedback on that for locking it. It will be a challenge to lock them. They tried locking the bathrooms at lifeguard tower. The homeless were defecating on outside of bathrooms. Don Gross: Supervisor at code enforcement is Duke Fernandez. Craig Hooker is the hands-on person at De Anza. Who is working on W. Oliver, is it Kristy Reeser? Liezl - City doesn't own the property at W. Oliver.

Item 8 - 7:35 Development Subcommittee (Action Items)

Presenter: Chris Olson - Please look at PBPG website, it has all the info. We went over EcoDistrict rubric. City is looking at us as leaders for creating the rubric. Give Chris any feedback on the form. Please come to subcommittee if you want to look at the projects in detail. No time to discuss in detail during the general meeting. Will give the details of the project and any issues at subcommittee.

1. 1259-61 Thomas - Project No. 426170 (Action Item)

CDP to demolish existing structures and construct two, 3-story, detached residences with detached 2-car garages on RM-1-1 zoned lot.

Subcommittee recommends motion to approve with conditions (storage and landscape plan).

Parking garage - 75% open, which means it's not included in FAR. No landscaping plan, should be presented today. No solar panels - but project is prewired if it owner wants to add it. Storage area - will discuss at this meeting. Not enough parking since there may be 5 people living there. Also, add graywater.

Dan Linn - city doesn't require landscape plan unless it's 3 or more units. But he did one as promised. No storage, but asking client to make garage a bit bigger for storage. Landscaping - the only requirement is a street tree. There will be landscaping, won't be selling as just dirt.

BC: We wanted storage and a landscape plan.

Karen: Wants some changes on plant selection for better drought tolerance.

Motion to approve with the recommendation that the plant choices be revised to meet WUCOLS low water standards and that the street tree chosen be consistent with existing street trees on 1200 block of Thomas Ave. - 1st: Chris. 2nd Jim Morrison. Approved 11-5-0.

Against: Olson, Knowles, Anderson, Couch, Wilding.

2. 3748-3750 Yosemite - Project No. 421279 (Action Item)

CDP to demolish existing structures and construct two, 3-story, detached residences with attached 2-car garages on RM-1-1 zoned lot.

Subcommittee recommends motion to approve with conditions (confirmation that project meets allowable FAR and provide landscape plan).

Repair sidewalk and alley - builder agreed. Same concerns with landscaping and storage. FAR is ok with city. There is separate storage near garage.

Scott Chipman - density is an issue.

Joe Wilding - grew up on 3600 block of Yosemite. There is no parking on 3600 block.

Motion to approve as long as FAR is approved and with the recommendation that the plant choices be revised to meet WUCOLS low water standards and that the street tree chosen be consistent with existing street trees on 3600 block of Yosemite Ave. .

Scott Booth - currently 10 people living at this address with only one parking spot.

Approved 15-1-0. Joe Wilding against. People don't like the "skinnies." Maybe we can knock it down to 2 stories. We can talk to the city.

3. 1141 Felspar - Project No. 415165 (Action Item)

CDP to demolish existing structures and construct two, 3-story duplex buildings with four 2-bedroom units and eight off-street parking spaces on RM-2-5 zoned lot.

Subcommittee recommends motion to approve subject to meeting certain conditions.

Bike parking, drainage issues, front door needs to face street, dens could be turned into bedrooms, need more trash enclosures.

Dan Linn - trash is now bigger. No parking issue. Put bikes in garage. Remaining issue urban guidelines with front door facing the street. He's been doing iterations of the same building since 1979. Entrance is always on the side, easier to enter on the middle of the building, instead of the front. Front door policy happened in 2008. It was never an issue before. It's only a recommendation. Client isn't interested in changing it. Might use Bermuda grass.

Karen Sumek - the plant selection uses a lot more water than current options.

Dan - trash will be larger.

Neighbor - lives next door to proposed location. Mostly one story houses in the area. The front door will be in front of his bedroom window. Noise issue. Dust containment? Will it be used?

Dan Linn - will share builder's info to discuss with the neighbor.

Ambrose - front facing doors - part of the beautiful PB goals. We want this in future developments.

Mike Beltran - **Motion to extend meeting to 9. 2nd Joe Wilding. 15-1-0.** Debbie opposed. **Motion to approve with the recommendation that the plant choices be revised to meet WUCOLS low water standards and that the street tree chosen be consistent with existing street trees on 1100 block of Felspar Ave.** Approved 13-3-0 Against: Knowles (Size, sketchy), Wilding (leave trash out all week long), Ferraco (no front doors).

Item 9 - 8:05 Traffic & Parking (Action and Information Items)

Presenter: Michael Beltran

1. Foothill Traffic Calming Project Conceptual Design (Action Item)

Subcommittee recommends motion to approve.

Ambrose put together a design to slow traffic. Has roundabouts. Wants to approve his design and send to relevant city departments. Make safer, allow residents to park in driveways, reduce water runoff issues, reduce heat island, enhance community identity, serve as a model, complete streets example for the city.

Scott Chipman - likes the plan. 10% of PB drives through that street. We should solicit space in the Beach and Bay press so public is aware of this.

Jim Krokee - Beryl and Foothill intersection is terrible. Sign saying 5 tons limit, never been enforced.

Tom Coat - re: Chipman's point. Went to all residents on these streets and adjacent streets. Almost all wanted traffic calming measures.

Harry Couch - How do the smaller circles work? Ambrose will send examples.

Attendee - keep plants low for visibility.

1st: Jim Morrison 2nd: Paula. Approved 16-0

2. Other Information Items

PB Drive, Crown Point, Olney - new sidewalk coming in.

Item 10 - 8:20 Code Compliance (Action Item)

Presenter: Henish Pulickal

Letter of appreciation for Lisa Johnson-Walton (Action Item)

Subcommittee recommends motion to approve.

1st - Henish 2nd Mike Beltran Approved 16-0

Item 11 - 8:25 Palisades Park Bathroom Facilities (Action Item)

Presenter: Scott Chipman

PBPG Letter of Support for Parks Dept. to Lock Palisades Park bathrooms

3 major criteria: keep size and shape, make durable and useful and have design to prevent homeless encampment. We have serious homeless problem in PB. Resents having to live life to accommodate homeless people.

Attendee: city staff who have to clean in the morning don't like bathroom open - lots to clean, needles in trash is a hazard.

Attendee: Multiple needles on the ground near bathroom.

Need police to enforce vagrancy.

Attendee: Homeless using it as a hotel.

Amend letter with police enforcement.

1st Scott Chipman 2nd: Karen Sumek Approved 13-3-0. Against: Beltran, Ramirez and Franco (they don't want people going to bathroom outside).

Item 12 Other Subcommittees and Reports (Time Permitting)

North PB Lifeguard Station: Scott Chipman - next PB lifeguard meeting, two weeks from tomorrow from 4:30 -6:30 PM. Zero public support even though council approved in 2003. Do we want to oppose the whole project?

Brian - minimize footprint.

Special Events: Debbie Conca

Chris: Move development to end of agenda at next meeting. Has to have a motion that passes, regardless of what it is for the city to consider it. BC: It is going to get it built. City has money.

Communications Subcommittee: Baylor Triplett

Item 13 - 9:00 Adjournment

Next Meeting: Wednesday, August 26, 2015, 6:30-8:30 pm (General Meeting)