



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, January 27, 2016: 6:30-8:30 pm**  
**MINUTES**

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Item 1 - 6:34                    **Call to Order, Quorum**

Members present: Amy Gordon, Baylor Triplett, Brian Curry, Chris Olson, Deborah Conca, Eve Anderson, Harry Couch, Henish Pulickal, James Krokee, Jim Morrison, Joe Wilding, Marcia Nordstrom, Pat Dobson, Paula Gandolfo, Scott Chipman, Tony Franco, William Ramirez.

Members absent: Elizabeth Knowles, Karen Sumeck (resigned), Michael Beltran.

Item 2                    **Current Agenda - Modifications and Approval** approved 14-0-0

Item 3                    **December 1, 2015 Minutes - Modifications and Approval**

Eve 1st, Jim 2nd motion - approved 14-0-0

Item 4 – 6:35                    **Chair's Report**

Presenter: Brian J. Curry

- Elections. The census tracts have changed. We need to combine/redesign to keep the terms co-ordinated for elections (half of members are up for election every 2 years). There are 15 residential members and 5 commercial members of PBPG. There is an option to pick boundaries.
- Brian, cont. Next month there will be a discussion regarding city services which must provide housing for the homeless. Certain sites are better connected to mass transit. In Midway & PB, the I-5 freeway is near medicinal marijuana businesses.
- Deco Bikes: Mike Beltran, the traffic chair, Brian, and some PBPG board members attended a meeting with the Mayor + 3 representing Deco Bikes. Goal to get the kiosks OFF the Boardwalk. Discover PB spent a great deal of time finding suitable locations elsewhere. Not okayed, so objected again! It is the Mayor's department, so contact him and call the Coastal Commission to complain. Deco bikes representative has been unprofessional and disrespectful. There has been NO response from anyone in the city.

Item 5 – 7:08                    **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker) - Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

- Sharon Wampler: Chair of the Ad Hoc committee on Residential Single-Family Zoning and is a LJ CPA. Issue 9 and 10 have new exclusions in the Land Development Code update. Will be going before the City Planning Commission tomorrow (1/28/2016). Updating by Chris Olson & Laura Purdy. Categorical Language and the Coastal Overlay Plan.
- Chris Olson: De Anza Revitalization Plan: In April PBPG came up with guiding principles. January 28, 2016 - Chris is on the Ad Hoc Committee & will be attending the Community Workshop at MBHS (Mission Bay High School). What do we want - golf course, more balanced, more marsh, etc.??? Another meeting on Feb. 10 from 6-8 p.m.
- Billy Paul: an activist for 40 years or more. Concern: apartments being converted into condos. So now there are more rentals in houses, Air BnB, etc. As a result, there is no apartment manager to call to solve noise problems, etc. Boardwalk is a public right-of-way.

- Don Gross: South PB Drive - 8 weeks was spent on how to bid contracts. PB Drive & Jewell - no public bid, city will do it. Trolley Update - becoming a work site. Check it out. [keepsandiegomoving.com/transit](http://keepsandiegomoving.com/transit)
- Jim Morrison: Redevelopment of Garnet Avenue - caution, it could become like La Mesa where businesses went out of business. Should pilot.

Item 6 – 7:10                    **Government Offices Report**

Presenter: Liezl Magoonan

- Handed out Council Member (District 2) Lorie Zapf's photo journal of 2015 Year in Review.
- January 28, 2016 - "De Anza Workshop" with the planning department. Lorie will be there.
- February 17th Lorie will be at the PB Town Council office from 10-noon. You can have 1:1 contact with our council member during this 2 hour period of time.
- The PB Town Council Meetings are the 3rd Wednesday of every month.
- STVR - Brian Purdy - no date set yet for the meeting.
- Urban Corp. handing out sandbags.
- Regarding Deco Bikes: the council member is not in favor of any more spots. Constituents are upset. Lorie can get press and *can* be a "savior." Deco bikes wants 20 more spots on the beach.
- Brian - "We want to be in FRONT of the problem. Ask for the public record of income."

Item 7 – 7:19                    **Development Subcommittee (Action Items)**

Presenter: Henish Pulickal

1) Stevens Residence – 1556 Reed Avenue (Zoning: RM-1-1)

CDP to construct 600 sf companion unit above garage

Subcommittee recommends motion to approve.

*(Discussion - 2 + 2 parking spots per unit. Single family. Full unit stand alone. Chris: could build 2 large homes on this lot, so the space used is not maxed out.)*

Motion to approve: Jim 1st, Chris 2nd. 16-0-0

2) Haines Street Residences – 3935-37 Haines Street (Zoning: RM-1-1\_

CDP to demolish older SFR and constructed (2) 2-story/3-bedroom detached SFRs

Subcommittee recommends motion to approve.

*(Discussion: these are 2500 square foot lots, which we saw in December. Suggest changes so the 2 houses aren't identical. Jim M. - 2 parking spots per house [in the back off the alley]. Joe - concern about filling in the covered carports.)*

Motion to approve: Chris 1st, Henish 2nd. 15-1-0. (Baylor - no)

3) Haines Street THs – 4105-09 Haines Street (Zoning RM-2-5)

CDP to demolish two older SFRs and build (3) 2-story/2-bedroom detached condos

Subcommittee recommends motion to approve.

***(Plans have been amended to include (2) 3-bed units. Subcommittee may re-hear project proposal. Recommendations and action to-be-determined).***

*The plans were changed, so the project must go back to the committee.*

Information items.

Item 8 – 7:31                    **Traffic & Parking (Action Item)**

Presenter: Chris Olson

**PB PATHWAYS UPDATES:**

Motion to approve re-striping Cass Street to remove center turn-lane and addition of bike lanes after completion of road improvements. Additional traffic calming improvements to be installed when appropriate.

Subcommittee recommends motion to approve Items 1-4.

- Improvements to PB Pathways to be safer for everyone: The committee rode bikes to check out needs. Dedicated bike lanes on each side of Cass needed. Cass St. is being repaved at this time, so there is a chance of this happening.
- Devon Muto: the center turn lanes should be taken out. Provide bike lanes - big help.
- Brian Genovese (Senior traffic engineer with the transportation department) drew up draft plans for this opportunity to repurpose Cass Street for shared use of cars & bikes. A lane is typically 10 to 12 feet wide - this is standard. Mayor's goal: fix 300 miles of street per year. Repaving is occurring from Reed to Turquoise. Specific intersections should be re-striped. Request that Cass St. be a "test street" with a new slurry coat so markings are clear.

*Motion to repurpose Cass Street between Reed and Turquoise to include repaving and re-striping with removal of center turn lanes and addition of bike lanes on both sides of the road. Additional traffic calming should be installed. Capacity should be addressed at all intersections.*

Motion to approve - Chris 1st, Henish 2nd. Approved 15-0-0

Item 9 - 7:59 **Other Subcommittees and Reports (Time Permitting)**

- Baylor: If you want a page, go to him.
- Special Events Committee - Debbie and Eve: We need an alternate. Amy Gordon volunteered.
- Henish: who is supposed to maintain sidewalks in front of the businesses? There are regulations regarding cleaning sidewalks. Can't wash into the streets.

Item 10 – 8:03 **Adjournment**

**Next PBPG**

**General Meeting:** Wednesday, Feb. 24, 2016 6:30-8:30 pm