



Pacific Beach Planning Group

www.pbplanning.org

Minutes – August 27, 2014

1. 6:35pm meeting called to order, quorum established. Attendees: Brian Curry, Curtis Patterson, Hilary Lowe, Eve Anderson, Michael Beltran, Scott Chipman, Kathy Combs, Deborah Conca, Pat Dobson, Larry Emlaw, Paul Falcone, Don Gross, James Krokee, Imelda McClendon, Chris Olson, Henish Pulickal, Billy Ramirez, Karen Sumek, Baylor Triplett, Joe Wilding (20)

Members not present: None

2. Current Agenda – Modification & Approval:

Modifications: 1. Switch Item 4 & 5

2. Typo “Garnet & Ingraham” not “Garnet & Grand”

Pat Dobson made a motion to approve the agenda as modified, Scott Chipman seconded,

Motion Passed 16-0-0.

3. July 23, 2014 Minutes - Modifications and Approval:

Vote postponed until the September meeting.

4. Election Subcommittee (Action Item)

PBPG Vacancy Census Tract 78.00 Presenter: Imelda McClendon

Presentations from candidates James Krokee and Berry Bongers.

The board voted and after ballots were tallied James Krokee was seated as the new member.

5. Chair’s Report

-No Community Planners Committee Meeting

-Revisit vacation rentals in Pacific Beach, previously discussed in 2009 & 2010. Land-use issue. Need to review history and code.

-Design Standards for Pacific Beach. Curtis Patterson to organize proposals for design standards as well as Eco-District guidelines.

-Eco-District update by Chris Olson. Draft of PBPG Declaration of Cooperation in progress. Planning for PB greenways and pathways at connectpb.com. Vote on name for name for PB neighborhood pathways at beautiful PB facebook page.

6. Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

Oscar Medina: Circulate San Diego – Community Engagement Project

David Keenan: 4-way stop at Lamont & Missouri

Karin Zirk: Coastal clean-up day Sept. 20 from 9am-12pm

Tom Coat: Short-term vacation rentals

Phil Sokol: Short-term vacation rentals

James Krokee: Short-term vacation rentals

Eve Anderson: North PB Urban Farming Article in Union Tribune

Sara Berns: Heart of PB Restaurant Walk, Beachfest Oct. 4

Laura Ambrose: Marijuana dispensaries

7. Government Office Report: (Informational Item)

Presenter: Terrant Seautelle representing Ed Harris (Council District 2)

tseautelle@sandiego.gov 619.235.5281

Terrant spoke on Code Compliance walk last Friday, list of unpermitted news-racks and citations will begin in the next two weeks, PROW program update, Deco bikes, Rose Creek cleanup, coastal clean-up day, crosswalks.

8. Garnet & Ingraham Shopping Plaza (Informational Item)

Presenter: Vicki Piazza (CarrierJohnson)

Presented plans for the Pacific Beach Retail Center located the Garnet Avenue and Ingraham Street. 60,000sf. New tenants: Specialty Grocer, Staples, Petsmart, San Diego County Credit Union, & Walgreens.

Comments/Suggestions: Graffiti-proof surfaces, space for murals and/or community art, solar panels, public art installation, additional parking beyond code requirements, bicycle parking using PB style racks from Discover PB, storm water treatment for parking lot run-off.

9. Development Subcommittee (Action Items)

Presenter: Brian Curry

1. Oakmont CDP (PTS# 369191) - Presenter Bill Mabry

4322 Cass Street

CDP to construct 65-unit 55,968 sf residential elderly care facility (CC-4-2 Zone).

Subcommittee recommends motion to approve.

Curtis Patterson made a motion to approve the project as presented, Deborah Conca seconded,

Motion Passed 14-4-1

Against: Eve Anderson, Larry Emlaw, Paul Falcone, Billy Ramirez

Abstentions: Baylor Triplett – Reason not stated.

2. 4645 De Soto MMCC (PTS# 368309) – Presenter Gina M. Austin, Attorney

4645 De Soto Avenue

CUP for medical marijuana consumer cooperative (MMCC). Subcommittee recommends motion to deny.

Curtis Patterson made a motion to deny the project as, Scott Chipman seconded,

Motion Passed 12-5-2

Against: Paul Falcone, Hilary Lowe, Imelda McClendon, Billy Ramirez, Henish Pulickal

Abstentions: Kathy Combs – Torn as a parent

Michael Beltran – Did not want to go on record on the topic

Joe Wilding made a motion to extend the meeting, Pat Dobson seconded,

Motion Passed 19-0-0

3. Felspar Duplex CDP

1329 Felspar Street

CDP to constructed (2) residential duplexes. Subcommittee recommends motion to approve.

Curtis Patterson made a motion to approve the project as presented,

Deborah Conca seconded,

Motion Passed 15-3-1

Against: Don Gross, Karen Sumek, Baylor Triplett

Abstentions: Larry Emlaw – Does not agree with Municipal Code parking regulations

4. PB Hornblend Duplexes EOT

1134-48 Hornblend Street

Extension for CDP No. 390358 (2) residential duplexes. Subcommittee recommends motion to approve.

Curtis Patterson made a motion to approve the project as presented, Deborah Conca seconded,

Motion Passed 15-0-4

Abstentions: Larry Emlaw, Don Gross, Karen Sumek, Baylor Triplett

Reason: Not enough information about the project in presentation.

10. Code Compliance Subcommittee (Informational & Action Items)

Presenter: Henish Pulickal

Informational Items (Friday Aug. 22 Garnet walk, other, etc.)

Letter to City requesting additional code compliance in PB (Action Item)

Eve Anderson made a motion to approve the letter to the city, James Krokee seconded,

Motion Passed 17-0-2

Abstentions: Don Gross, Billy Ramirez – Reason not stated.

11. Other Subcommittees and Reports

No time.

12. Meeting Adjourned at 8:50 pm.

(Next Meeting: Wednesday, September 24, 2014)