



Pacific Beach Planning Group

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Minutes – Dec 2, 2014

1. 6:32pm meeting called to order, quorum established. Attendees: Brian Curry, Curtis Patterson, Eve Anderson, Michael Beltran, Kathy Combs, Deborah Conca, Patricia Dobson, Larry Emlaw, Don Gross, James Krokee, Imelda McClendon, Henish Pulickal, William Ramirez, Karen Sumek, Baylor Triplett and Joe Wilding

Members not present: Hilary Lowe, Scott Chipman, Paul Falcone, Chris Olson

2. Current Agenda – Modification & Approval:

Modifications:

- Wrong address for #4 on development subcommittee: 1367-69 Felspar.
- Subcommittee not going to approve cell phone towers and related items in the future.
- Adding Congregational church T-Mobile cell phone tower extension to development subcommittee action items. Needs a vote to add to agenda. 11-0

Eve made a motion to approve the agenda, Curtis seconded,

Motion Passed 11-0-0.

3. October 22, 2014 Minutes - Modifications and Approval:

Modifications:

1. Chris Olson on PB pathways under item 9. A brief history of Pacific Beach EcoDistrict was given and a presentation of the proposed PBPG specific list of action items. Re: Phase 1, signage, markers – approved. Motion: Chris Olson. Second: Curtis. Passed 16-1-0. Don Gross against.
2. PB Pathways (Phase 1 routes, sharrows, markers and signage). Committee recommends motion to approve. Chris Olson made a motion to approve the Phase One routes for implementation of the following PB Pathways Elements: Sharrows, Pavement Wayfinding Markers and signage using the concepts presented. The phase one routes are a) Ocean Front Walk (boardwalk) to bike path at Mike Gotch Bridge via Reed Ave, Haines Street, and PB Drive. b) Ocean Front Walk (boardwalk) to intersection of Haines and Diamond via Law Street and Haines c) Van Nuys Street to Bayside Walk (boardwalk) via Cass Street, d) Turquoise St. to Bayside walk (boardwalk) via Fanuel Street e) Cass St. to Olney Street via Diamond. Second: Eve Anderson. Passed 15-1-1. Against: Don Gross (other ways to do this). Abstain: James Krokee (too many signs).

Debra made a motion to approve October minutes as amended. Karen seconded,

Motion Passed 13-0-0.

4. Chair's Remarks

- Michael McQuary board of education trustee. Contacted Brian regarding PBPG involvement, MB high school, middle school and pacific language school. Wants a representative to be a liaison from our group to his group. Karen Sumak and Pat will be representatives. Passed 13-0
- Electric charging station, 8 stations on Reed. Counter proposal was 4 in library, 4 on street. Library said no to parking spots. Operator still wants to do 4 on the street. Don Gross: 3 charging stations in MB Park.

-CPC code update regarding SANDAG. Small carport ordinance. Regarding attached housing or detached units. CPC approved the ordinance.
- Drainage channel clean out was approved. No more flooding at MB high school. Focus on vegetation, trash and silt. Don will need to contact others regarding trees. Don Gross: Still "hideout" areas.

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

Don Gross: PB lost \$1M. District 2 has \$900k. We don't have any money for neighborhood repairs. Group that has the money doesn't have an EcoDistrict.

Sara Berns: Holiday Events: Dec 13 all day in PB. San Diego Santa Run 5k at 10AM. PB Holiday parade at 1:00PM. Haines to Bayard. Christmas on Crystal Pier from 2-5pm with Santa Claus. \$10 for digital picture on pier. Tree lighting at 5PM.

Eve Anderson: 1: SANDAG turned down by courts for transportation plan. 2. Shuttle to downtown turned down by the court. Wants traffic subcommittee to address it. Wants PB to be the first to have it.

Henish Pulickal: PROW update. 92 total violations – 24 corrected or applied for PROW. Most of the news racks have been removed or permitted. Only 2 publishers remaining that city is trying to contact for newsracks.

Frances Fellers: Tarrant has been the best rep for our area. Roland Bush is also great staff. Writes great letters. Thank you to city staff.

Joe Wilding: 1. Mossy Toyota gave 34 trucks to lifeguards for free. 2. Went to Rosedale and on Rosedale Ave all traffic lights turn green. Lights in our city are not coordinated. Need lights to coordinate. 3. Overpopulation, change 30' height limit to 20' feet.

Alan Harris: Dark for December (no meeting for PBTC). Next meeting location will be Crown Point music academy at 6:30, January 22nd. Thanks to Imelda for 25 Cities presentation. Thanks to Joe W for his service. Thanks to Ed Harris and Tarrant and Chet. PROW audit. Gave certification.

6. Government Office Report: (Informational Item)

Presenter: Councilmember Ed Harris (Council District 2)

Brian Curry: Thanks for help with code compliance, EcoDistrict, PB pathways, diligence shutting down medicinal marijuana dispensaries.

Councilmember Harris. His honor serving us. Liked representing neighborhoods and taxpayers. Brought Toyota deal to city for free trucks. Never wanted to be a politician. Was on dive team and became intolerant of gov't. Money allocated based on political power and not need.

Represented lifeguard since 2000. By 2009 trucks and boats undependable. Bad day for a lifeguard is a tragic day for a family. Gave him a different perspective being in this office.

Moving forward continue with community involvement. Only 30% voting. Calling on all groups, town councils, any civic organization. \$1.2 million spending on council member campaign, what is bought with that? General populace needs to have a voice. Some say community group isn't powerful enough. Need to bypass that. Only way to ensure our voice is by voting. Register, educate, and vote. Political strategy is to create negativity to avoid polls. Learned how to be effective. If issue is not in councilmember's budget, it's not a priority. Review community budget. Go to councilmember and tell them to put our issues on their budget. Need to get at least 4 council members to get on budget. As a group, do what lobbyists do. Why do councilmembers dictate rules of forum? Public should be able to ask any questions. Gov't works for people. Spread around some money \$60k into PB. \$30k for cross walk. Bike trails, etc. Marijuana dispensaries: shut down plenty. \$3m sitting in a fund from closed dispensaries. Use that money for police and code enforcement was his recommendation, but couldn't do that, ran out of time. Grew up in Orange County, played in fields, creeks. When he grew up everything was paved over. Then it took 2 hours to drive to beach because of traffic. Places

being built without adequate parking, b/c it's close to transportation. But these residents don't use public transit. If residents take up all street parking, no room for visitors. Supports mass transit. \$60m in budget surplus next year. Go after the money and make sure it's in the budget memo with Lori and other council members. PB deserves the money it generates from tourism. The priority budget is public info. Mayor's office puts out the budget. Independent Budget Analysis, Tarrant will forward. Gives key budget dates. Belmont Park: Things that are rushed are not disclosing something. Didn't support the deal. Did away with a key provision, requiring 2.5% spent for improvement annually. That comes to \$650k for investment back into the park per year. Over 50 years, that total is \$68m. City of San Diego would be paying for bar stools, glasses, stoves. Not a good deal. It's nuts. There's enough money in the city to be run very well. Audit ground leases and figure out where money is going.

Questions:

1. Jim Krokee: vacation rentals: Additional staff with compliance, possibly police. Needs for monitoring and enforcing vacation rental issues.
 - a. Code compliance officer is \$100k/year. Funded for extra, but not up and running.
 - b. Belmont Park: Previous owner supports Ed Harris. Lessee is 100% responsible for the Plunge, pool and building. Effect: Company bought lease for 25% of value. Should be getting \$1.3m/year for the lease. That's way too low. Rent credits reduce profit by half. \$600-700k. Could pay for code compliance officers. Any time we don't get our city revenue, it affects our account. City has lost over \$4m in 25 years. We have to get fair market value for our assets.
2. Larry Emlaw: condo conversion issue. Density is becoming a real problem. SFR turning into 2-4 homes. Garage conversions.
 - a. Need to change community plan. Lori is on land use committee. Needs to go through that committee. Have to get town council and community on board. Not opposed to density, but doesn't believe it should be right here (PB). Should be along transit lines. There's so much money to be made that developers are tweaking how they can make money. Don't have infrastructure to support increased density. Let's get trolley line down Grand ave. Infrastructure first, development 2nd. Didn't see that happen in Mission Valley.
3. Don Gross: No one says anything bad about Ed Harris. Presenting a news clipping regarding getting \$1m.

Tarrant: Few projects: 1. Tree removed from S. Graham.

2. Working on sidewalk at Tourmaline and Dawes.

3. Crosswalks, Ingraham and La Playa and Fortuna

4. Newspaper racks, 2 vendors left. Everyone else cleaned up.

5. Introduce Liselle, works for Lori Zapf.

Liselle: Worked for 2 councilmembers. For 8 years total. Policy work and PB is her only community. Invitation to inauguration at next Wednesday 10AM. Golden Hall.

Eve invited her to PB events, parade and PB town council.

7. Election Subcommittee Update (Informational Item)

Presenter: Imelda McClendon

- Reviewed bylaws and handbook. Elections in March. Eligibility, live in census tract or business owner. Need photo id and/or utility bill. Commercial rep: owner, or letter from owner designating employee. Packet has application, 25 signature petition. Turn in packets by March 11, 5pm. Pickup/drop-off location will be updated online.
- Election procedures: Wednesday March 25, 4:45 – 6:30PM. Different tables for residential/commercial. Thorough counting process. Coin toss if tie. Seated in April. Challenges need to be received within 24 hours to Imelda. Need to attend 1 meeting in

past 12 months. Vacancies: 77.00, 78.00, 79.01, 79.03, 79.04, 80.01, 80.02/83.10, 3 commercial vacancies. Needs one more public member for subcommittee.

8. Vacation Rentals Ad Hoc Subcommittee (Informational Item)

Presenter: James Krokee

- First meeting was November. 33 attended. Half for/against. Discussed issues. Sent out minutes by email. 2 recommendations: 1. Permit at the city level/ordinance. Most other cities have permits. Most people agreed to that. Needs to have several components. 2. Restrictions on vacation rentals. Next meeting is Saturday in library at 10am. Asking for more members. Putting together statement of concern. Didn't say "28 day minimum," as printed in paper. Short term rental is less than 28 days. Will ask Lori to budget for permits, compliance and zoning issues. January 10, 11:30-1:30 is follow up meeting.
- Frances Feller: lives near crystal pier in 76 unit condo. Started as mostly owners, now lots of short term rentals.

***William Ramirez left**

9. Development Subcommittee (Action Items)

Presenter: Curtis Patterson

1. T-Mobile project: Katelyn. Community Congressional Church. Parking lot lights that have antennae in them. Needs permit for another 10 years. Current permit about to expire.
 - a. Brian Curry: AT&T already in fake trees. No need to pass, already approved by FCC. Trees weren't maintained and they died.
 - i. Katelyn: should have been joint responsibility of church and AT&T.
 - b. Motion: Mike Beltran. Second: Deb Conca. Passed 11-1-2. Against: Patricia Dobson. Abstain: Kathy Combs and Don Gross.
2. 3954 Haines Street (PTS# 386464)
CDP to construct two new single-family residences
Subcommittee recommends motion to approve with recommendations.
 - a. Curtis: Jacaranda trees. Carport letter regarding walls must be open. Parking exceeded parking requirements. 2 needed, 4 provided. Requested drought tolerant landscaping. 3 bedroom
 - b. Scott presenting: basement parking. Upside down plan, bedrooms on main floor, living space on 2nd floor to take advantage of views to the west. Contemporary design, stucco and porcelain. Height, 24'7" on Haines, on alley 30'. Lot size: 2,500.
 - i. Rob (project owner): He's built 22 homes. 11 vacation homes. 11 long term, 5 families. Only one home with more than 2 drivers.
 - ii. Public: Solar? Yes.
 - iii. Don Gross: If it was a lot split, should be 3,000. Using grandfathered lots is not allowed.
 - iv. Curtis: two existing legal lots.
 - v. Motion: Mike Beltran. Second: Curtis. Passed 12-2. Against: Larry Emlaw (typical development), Don Gross (not on 3,000 sq ft. lot).
3. 945 Law Street (PTS# 386474)
CDP to construct two new single-family residences.
Subcommittee recommends motion to approve with recommendations.

- a. Curtis: photovoltaic, jacaranda street trees, carport letter, self-assessment rubric completed. Buyers wanted front yard instead of back yard. Preferred front yard fence. Drought tolerant landscaping
 - b. Scott: 3,100sf lot, 2,300sf house. 2 car open garage, 4 bed/3bath. Set back 30'.
 - c. Motion: Curtis. Second: Michael Beltran. Passed 9-5. Against: Eve Anderson (parking), Larry Emlaw ("Beach disease"), Don Gross, Baylor Triplett, Joe Wilding (Density).
4. 871 Agate Street
Two-unit condominium conversion.
Subcommittee recommends motion to approve with recommendations.
- a. Drought tolerant plants. Passed subcommittee 4-1.
 - b. Don: 2 lots merged into one lot. Two 3 bed condos. 4 parking spots.
 - c. Building under density. Easement is main reason. Just changing legal title. Currently apartments, changing to condo.
 - d. Motion: Curtis. Second: Pat Dobson. Passed 11-2-1: Against: Larry Emlaw (Parking), Don Gross ("Hustle committee"), Abstain: Baylor Triplett (parking)
5. 1367-69 Felspar (PTS# 381122)
CDP to construct four new condominiums.
Subcommittee recommends motion to approve with recommendations.
- a. Curtis: loft not to be used as bedroom. Fence project due to proximity to school.
 - b. 2 car garage for each unit. 3 story building. All to code. Under FAR. Walls between units have sound insulation. Double stud walls.
 - c. Don Gross: How many adults live in these units?
 - i. 8 adults.
 - d. Jim Krokee: Mini dorm concern.
 - i. Curtis: It's on title that they are 2 bedroom units. Loft can't count as bedroom. Loft is 7x10. Too small for a bedroom.
 - e. Lot size 6200 sf, 50x125 RM 2-5.
 - f. Motion: Curtis. Second: Deb Conca. Passed 12-3: Against, Karen Sumek (didn't change landscaping), Joe Wilding ("which jelly donut made me fat?," doesn't like 30 foot development), Don Gross.

***MOTION** to extend until 8:40. Mike 1st, Joe 2nd. 16-0 approved.

10. Traffic & Parking Subcommittees (Action & Information Items)

Presenter: Michael Beltran

- 1. Foothill Boulevard (Action Item)
Committee recommends motion to "Lower the speed limit to 25 mph on Foothill Blvd and implement the traffic circles and other "complete street" elements for bicycle, pedestrian and vehicular safety on Foothill Blvd. between Fanuel and Beryl."
 - a. 25mph due to speed trap laws. Average speed was 33.4. So city raised speed to 30mph so it's radar enforceable. Residents don't like it, want 25 mph. Lots of crashes, residents are posting signs. Subcommittee voted to reduce speed to 25mph 5-0-0.
 - b. Jeff Rosen: cars are going faster. 59 residents on foothill, most signed petition. Only people that didn't sign weren't home.
 - c. Went up to 30mph in September, we found out after the fact.

- d. Baylor: can we do speed dips? –
 - i. Brian Curry: not sure if it's part of "complete streets."
- e. Joe Wilding: lots of areas need to have lower speeds, especially near schools.
- f. Allan: installing 2 solar speed signs.
- g. Motion: Imelda. Second: Mike Beltran. Approved 14-0

11. Other Subcommittees (Action & Information Items)

Code Enforcement: Henish Pulickal - nothing

Communications Subcommittee: Baylor Triplett - creating a vacation rental section on website.

Special Events: Eve Anderson - A new At-Large member was elected by the board: Norm Kleyh, who is a property manager in PB. The committee will elect officers in January.

12. Meeting Adjourned at 8:41pm.

(Next Meeting: Wednesday, January 28, 2014)