



Pacific Beach Planning Group

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Pacific Beach Planning Group Annual Report 2018-2019

Introduction

The document represents the Annual Report for the Pacific Beach Planning Group (PBPG). Officers serving were Henish Pulickal, Chair; Jason Legros, Vice-Chair; Carolyn Chase, Secretary; James McGuirk, Treasurer. The Planning Group maintains standing subcommittees for Commercial/Residential/Mixed-use Development, Streets and Sidewalks (including Code Compliance), Elections, Treasury, Communications, Parking District, Special Events, Ecodistrict, and Airport Advisory. The Planning Group also had Ad-hoc subcommittees for the Balboa Area Transit Station Specific Area, DeAnza Cove/Mission Bay Redevelopment Plan, and Planning Group Grand Jury Response.

Objectives

The PBPG focuses on meeting the local development needs of our community and advocating for the community on larger issues. Principle projects addressed in the past year included the Balboa Avenue Trolley Station and accompanying Transit Area redevelopment, ongoing redevelopment issues concerning DeAnza Cove and the larger Mission Bay area, the influx of dock-less mobility devices, the issue of Short Term Vacation Rentals, Affordable Housing, Business District issues, and preparations for a future Community Plan Update.

Administrative Issues

The PBPG held 11 general board meetings on the 4th Wednesday of each month excepting December. The PBPG consists of 15 residential seats (11 filled) and 5 commercial seats (3 filled). The PBPG initiated a bylaws amendment in September with support from City staff to bring election criteria more in line with the majority of the other Community Planning Groups. The objective was to make participation more accessible to the larger community and encourage community engagement. The amendment was approved and unanimously adopted.

Project Review Summary

From April 2018 to present, we reviewed 17 projects. The new residences break down as follows: Two apartment buildings of four units each, one duplex building and 19 single-family residence buildings. We also reviewed five Accessory Dwelling Units. We also reviewed/approved several lot line adjustments, and the Crown Point storm drain emergency repair project.

One of the projects involved five single-family dwellings ("Five on Sequoia") that were disapproved of by the full board in February of 2018, but the applicant subsequently revised the plans to address all of our concerns, and the project was approved 7-1 at the July board meeting. A big success for PBPG and the developer and a demonstration of the Planning Group's mission to work with development to find mutually beneficial solutions to community development.

All projects that have gone before the full board since April of 2018 have been approved. One residential project is currently on the full board's agenda for April. One ADU project was heard by the subcommittee (twice) but is not scheduled for a full board vote because the subcommittee review revealed significant issues that need to be addressed at the city level.

Streets, Sidewalks, and Code Compliance Summary

This Subcommittee has put forth numerous projects and recommendations aimed at increasing traffic efficiency and public safety. Included are some highlights:

Supported encouraging residents to add solar-activated motion sensors along dim PB streets to improve safety.

Supported "PB Counts", sponsored by Beautiful PB, and the PB Mobility Plan.

In October 2018 SDPD Northern Division Captain Tina Williams, Lt. Steve Waldheim, and Sophie Beckerman, Bird Scooters discussed electric scooters and their impact on safety in PB.

In April 2019 City of San Diego Senior Transportation Engineer Gary Pence shared his expertise and offered recommendations for improving outcomes of requests from PBPG.

Special Projects

In April of 2018 the PBPG voted to request a renaming of the Balboa Mid-Coast Trolley Stop to the Pacific Beach/Balboa Mid-coast Trolley Stop.

In June of 2018 the PBPG initiated a Public Art/Mural survey.

In June and July of 2018 the PBPG tackled the STVR issue and adopted PBPG's official position opposing Mayor Faulconer's proposal and favoring the alternative Bry/Zapf proposal.

In September of 2018 the PBPG heard Campland's informational presentation on their De Anza Area proposal.

In January 2019 the PBPG heard the city presentation on the Balboa Avenue Station Area Specific Plan and EIR.

In addition, the PBPG held outreach events at multiple large public events including Beachfest and the PB Holiday Lane.

Activities of Associated Community Organizations

In January the PBPG appointed two representatives to board of the Pacific Beach Ecodistrict Organization.

The Board Members of the Pacific Beach Planning Group have worked tirelessly to support our community and will continue to do so as an advisory group to the San Diego City Council.

Respectfully,

Henish Pulickal
Chairperson, Pacific Beach Planning Group