

PACIFIC BEACH PLANNING GROUP  
MINUTES  
EARL AND BIRDIE TAYLOR LIBRARY  
FEBRUARY 24, 2010

6:33 p.m. call to order, quorum established. **Attendees:** John Shannon, Jim Krokee, Barbara Williams, Chris Olson, Marcie Beckett, Paul Thackrey, Kevin Szepe, Scott Chipman, Greg Daunoras, Rosalie Schwartz, Leigh Gibson, Diane Faulds and Jim Morrison (6:55 p.m.)

Paul Thackrey moved to adopt the agenda, Chris Olson seconded the motion, motion passed 11-0-0. Marcie Beckett moved to approve the January minutes, Diane Faulds seconded the motion, motion passed 11-0-0.

**Chair's Report:** John Shannon discussed the chronic flooding problem in Pacific Beach whenever it rains, in particular at the corner of Mission Blvd and Pacific Beach Drive. An article in the Beach & Bay Press was mentioned. John discussed the community orientation workshop that was scheduled for the next evening at the Metropolitan Water District.

Marcie Beckett provided a brief statement on the election requirement and who is up for re-election.

**Government Office Reports:**

Mayor Sander's Office – Not Present

Long Range Planner – Not Present

Council District 2 – Thyme Curtis announced (as she did last month) that she had been assigned to represent Ocean Beach in addition to her other duties. The Ocean Beach meetings are the same night as the PBPG, therefore she must depart within the first 45 minutes of our meeting. Thyme mentioned that the medical marijuana issue would be discussed in a housing subcommittee of the city council. Mr. Faulconer is on that subcommittee. Mr. Faulconer is also working very hard with the storm water department to correct the street flooding we are experiencing in Pacific Beach. Mr. Faulconer signed a memo that he will not pursue funding for a new city hall and that the issue may wind up being put before a public vote. Thyme mentioned again the problem of the door-to-door magazine solicitor scam occurring in the beach communities. Marcie Beckett asked about the status of the Oversized Vehicle Ordinance (OVO). Thyme replied that it is still a top priority especially now with a private donor providing some funding. Jim Krokee asked about the vacation rental situation, there was no update but Thyme would check again with Mr. Faulconer. Jim Morrison asked about funding for the Parks & Recreation restrooms and John Shannon asked about Park & Rec's barbeque pit status.

**Non-Agenda Public Comment:**

**Mr. Zakar** announced that he is seeking to move the liquor license from Qwik Korner at 1079 Garnet to an address next door which will be a smaller space. He is applying for an off-sale Conditional Use Permit and is hoping that this will be an action item for our next meeting.

**Odette Orr** - I live across alley from Cabo Cantina and am concerned that Cabo, which currently stops serving alcohol at midnight, is applying to the ABC to keep serving until 2 am. I am regularly disturbed by Cabo's loud music and its clean up crew in the middle of the night. I called ABC and they say there is no formal mechanism for me to protest this. I received a notice because I live within 100 feet, but no one else knows about this. What can I do to object to this?

Marcie Beckett handed out a paper describing the PB Evolution which involves once regular restaurants now going to a full bar and nightclub atmosphere after receiving modifications to serve alcohol until 2 a.m.

Scott Chipman discussed the growing number of medical marijuana shops in San Diego and Pacific Beach which represents a 400 percent increase. There are now over 100 shops and not one has a business tax certificate.

**Informational Items:**

Mark Linman representing Front Porch Communities gave an update to the need for the Wesley Palms Retirement Community needing upgrading. He stated the property was developed in 1958 with 283 units, and is in need of being brought up to current standards to in order to meet the demands of today's consumers. He continued to state that property needs to be put to a more appropriate land use so that it can become a more vibrant community. The surrounding neighbors have been invited to provide feedback. He conceded that the change would result in a medium density property up from the current low density. Marcie Beckett asked if the facility would remain viable if not changed. Mark replied there is a huge boom for seniors entering the retirement community market and no, the current facility is not meeting the demand. Jim Morrison asked if the cottages would be torn down. The reply was: larger units are needed. Chris Olson explained that this is informational and it will be on the agenda as an action item at the next meeting. The presenter is requesting permission to initiate the process of a community plan amendment. The PBPG will decide if it supports the initiation of the process and will also give recommendations regarding the amendment.

Don Gross gave an update on the Rose Creek Bridge Project which is moving along.

**Action Items:**

Stop Sign Request – 2505 Loring Street. Kevin Szepe handed out drawings of the location in question. Kevin mentioned that city engineers completed a study which resulted in a little under half of what is required (20) to justify stop sign installation without using the alternative process. The residents would like to see two stop signs. It was announced that speed bumps would not be appropriate due to a steep grade. There have been no accident reports, but several close calls due to residents backing out of their driveways. Boardmembers expressed safety concerns of having the stop signs spanning two streets. Kevin believes we should continue looking at all available alternatives, not limited to stop signs. No motion was proposed, issue will be continued until next month.

Dogs on Boardwalk in Violation of Beach Regulations – John Shannon placed this on the agenda at the request of Greg Daunoras. Several beachfront owners have complained that the daytime ban (9a – 4p) of allowing dogs on the Boardwalk and Coastal parks is being violated on a daily basis. The PBPG was asked to state their position on the subject. After some discussion, it was determined that the local police should be notified on an as needed basis and perhaps a letter to the Mayor's Office could be drafted. The issue was tabled until the next meeting.

Flooding at Mission Blvd and Pacific Beach Drive – John Shannon handed out letters dated September 2005 and June 2006 in which the PBPG made attempts to address the annual flooding that PB intersections experience. It was announced that the PBPG would continue to advise Mr. Faulconer about better pumps and storm drains.

Scott Chipman motioned to write a letter to further address the issue and to bring it for PBPG approval next month, Marcie Beckett seconded the motion. Motion passed 10-2-0. The concerns of the two against the motion were: There are better ways to handle this problem and it is a waste of time and resources.

Review of a Greater Range of Construction Projects in PB – many remodels do not currently meet the criteria for review by the PBPG

At 8:25 p.m. Kevin Szepe motioned to extend the meeting until 8:45 p.m. and omit all subcommittee reports except for the election report, Chris Olson seconded the motion. Motion passed 12-0-0.

**Residential/ Mixed Use/ Commercial Subcommittee Reports:**

1121 Thomas Avenue, #196813. Designer John Ybarra briefed the Board about the project of constructing a 3,161 sq. ft. SFR on a 6,250 sq. ft. lot with an existing 722 sq. ft. SFR. Chris Olson motioned: Deny the proposed project as it could function as three separate living units with the rear building comprising of two separate units and this is not consistent with zoning or the PB community plan. The rear building floor plan allows 2 separate units with separate electric meters, separate water heaters and separate forced air units. Jim Krokee seconded the motion. The motion passed 11-1-0. The one member against stated that a similar project was once approved by this very same board and it is now functioning with an illegal extra unit.

At 8:45 p.m. Marcie Beckett motioned to extend the meeting until 9 p.m., Jim seconded the motion. Motion passed 11-1-0. One voted against extending the meeting on principle.

1367 Loring Street, #192803. Designer Mark Mitchell briefed the Board about the project of demolishing an existing residence and constructing a 2,436 sq. ft. SFR on a .14 acre site. Chris Olson presented the issues raised at the November subcommittee meeting regarding compliance with FAR, compliance with parking requirements, and compliance now and in the future with approved use of the guest quarters. Kevin Szepe motioned to approve the project, Paul Thackery seconded the motion. Motion passed 9-2-1. Both individuals against the motion felt that the guest quarters is currently functioning as a separate living unit with a kitchen and the owner refuses to give proof it is not.

**Subcommittee Reports:**

Marcie Beckett announced that the election of new PBPG members would be March 24<sup>th</sup> between 5:30 p.m. and 6:30 p.m. at the Pacific Beach Women's Club

There was no additional time for further subcommittee reports.

**Meeting adjourned at 9:00 p.m.**

Next meeting will be March 24, 2010 at 6:30 p.m.  
Pacific Beach Women's Club  
1721 Hornblend Ave