

The Pacific Beach Planning Group  
met at their regularly scheduled monthly meeting  
at the Pacific Beach Library Community Room  
located at  
4275 Cass St San Diego CA 92109

Board Members

Attending:

Ben Ryan, Carolyn Chase, Ed Gallagher, Eve Anderson, Henish Pulickal, Lason Legros, Jim Morrison,  
Karl Rand, Kristen Victor, Paula Gandolfo, R.J. Kunysz, Steve Pruett

Absent: James McGuirk

Call to order / Quorum at 6:30pm

Non-agenda public comments (4)

by Don Gross - safety issues

Karin Zirk - Love Your Wetlands Day next Sat Feb 2 at 10am - 4pm at Kendall-Frost Marsh and 9am -  
4pm & at Campland next to Rose Creek & at Crown Point

Kristen Victor - will post info on a Civic Ecology Webnair

Jim Morrison wants to do something about dangerous trees

ITEM 3 Agenda

Move Item 13 Eco District Mobility Plan to next month.

Take 1 public comment tonight by

Gordon Froehlich concerned about turning Garnet into pedestrian street. Where would traffic go?

No other changes

ITEM 4: November 28, 2018 Minutes All in Favor to Approve with Chair Abstaining MOTION APPROVED

ITEM 5: Chair's Report

at CPC last night

main item from County Grand Jury Report - we're not as representative; too anti-development; need more  
training.

Response was defensive. We should be keeping track of reps whether their renters or owners.

Renters - Jason, RJ, Henish; and Kristen is biz renter; James is also a renter

Rest of residential are owners

Spent most of the time on the parking proposal; no parking requirements for new development around  
transit stations

6:44pm

ITEM 6: Council member Campbell's rep - Monica Eslamian

She is Chair of Environment Committee and also on Land Use & Housing and Audit Committees

She is interested in what you have to say about the Balboa Station Plan

10am- noon at PB Rec Center Sat Feb 2nd 1405 Diamond St Council member will be taking walk-in  
appointments

ITEM 7: PB Community Updates - Beautiful PB

Will have booth at Love Your Wetlands location at Crown Point; They've sent out a survey re the  
EcoDistrict; please fill out and another Art Survey is open; The EcoDistrict Advisory Board is Wed Feb 13  
time 6:30pm at PB Learning Center 940 Garnet Ave.

6:49pm <18 in audience>

ITEM 8: CRMS (Action Items)

a. #619346 1010 & 1016 Beryl St

Coastal Development Permit demolish 1-story manufacturing building for a small lot subdivision to

construct 4, 3-story residential for about 9000 sq. ft. total. (units will be 1700 sq feet on avg with 2-car garage for each) Approved 3-0 by CRMS.

<Ben Ryan left to be in audience due to conflict with project> Showed EcoDistrict Checklist  
7:04pm Committee questions re landscaping; sale or rental units? (sale); water retention;  
MOTION JimM/RJK to Approve All in Favor, Chair not Voting MOTION APPROVED

7:11pm Ben Ryan returns to Board seat, then leaves room almost immediately; 7:13pm returns;

b. #615024 4026 & 4028 Shasta St

Coastal Development Permit for demolition of existing dwelling and construction of two, 3-story residential buildings with detached garages. RM1 Zoning;

7:24pm

MOTION JimM/SP to Approve 9-2-1 Opposed: PG KV MOTION APPROVED Chair not voting

INSERT ITEM:

7:27pm Rep from Todd Gloria - Michaela

RE SB946 - Safe Sidewalk Vending Act was handed out and it looks like there will be no changes for San Diego

Eve A - what is the no helmet law? A. no one over 18 has to wear helmets on scooters; bans riding on sidewalk and max speed limit is 15mph; set minimum regulations for cities who can now add their own if they want. Scooters are allowed in bike lanes and on streets with speed limits less than 35mph, but limit for scooters is still 15mph (on streets). Boardwalk is a shared pathway with 8mph limit.

7:35pm

ITEM 9: Dedicated Children's Play Area Ordinance Proposal (Action Item) - Sandy Gade

Would make it unlawful for adults to enter a playground unless accompanied by a child

Many issues of people living in playground areas; Other cities have done this;

7:43pm Board discussion

MOTION JimM/EA to Support All in favor with 2 Chase and Chair abstaining MOTION APPROVED

7:57pm Jim Morrison leaves the room; 8:03pm returns <19 in audience>

ITEM 10: Balboa Avenue Station Area Specific Plan & EIR (Action Item) - Michael Prinz, City of San Diego Planning

Identify land uses and applicable policies and upzoning near Balboa Avenue Trolley Station

Presentation is pretty much the same as in the past. Looking for recommendation;

Re: PBPG letter

PBPG letter supported land-use changes but with adequate infrastructure requirements and opportunities for office/live/work spaces; Requested dedicated parkland for Rose creek - transportation and storm water and park/rec is still being used primarily for storm water related activities and not suitable to park land. Still remains open-space designation and zone.

Wanted: Prioritize expedited timeline for improvements on Garnet; would happen after Plan is adopted.

Bicycle connections included; compatible with EcoDistrict - mostly supported.

Dec 13th Planning Commission recommended approval with supporting priority for bicycle connection across I-5

Clairemont Planning Group letter voted 11-1-0 to support with following conditions:

- Identify a lead agency and funding source to implement ped/bike bridge over I-5
- Implement Medium Density Alternative
- Prioritize Infrastructure improvement
- establish a unit cap of 2,000 dwelling units prior to construction of the pedestrian bridge
- Provide improved intersection at Balboa Ave/Morena Blvd
- Implement traffic mitigation measures in Clairemont

City is advocating to SANDAG to prioritize ped/bridge over I-5 but it's up to SANDAG in the end to address

Wed Feb 6th at 2pm to Land Use & Housing Committee - and to Council in March

8:14pm Public Comment (by 4 people)

- Karin Zirk -Friends of Rose Creek - we're tired of pulling tons of trash out of Rose Creek without support from the City. The Plan references Rose Creek more than 200 times but says there will be no impacts. I don't buy it and you shouldn't either.

It's being identified as the key ingress/egress, but should have park dedication or some authority that address the issues and impacts. Development isn't going to happen as long as there is dog and people poop and people living there. The City has to step up for these plans to work.

- Carolyn Somvilay - Rose Creek will be negatively impacted. We should have park land dedication before making these changes.

- Peter Ward - I live next to Rose Creek - we have 6-8 units and we need parkland dedication and to address the impacts.

- Roy Katzen - When's the trolley supposed to open? (2021); When talking about the underpass improvements, is that part of what's going on now? (no) So when it's open it will be like it is now? (yes) then it's dangerous and should be changed before opening day. I'm a big support of higher density but you have to have parks and the route of the problems in Rose Creek.

8:20pm Board Discussion

KV - question about Planning Commission motion

A - the PC also recommended encouraging on-site affordable housing in addition to supporting prioritizing the pedestrian bridge. The City has not issued the State of Overriding Considerations yet - will come after Land Use & Housing Committee meeting.

CDC - Is the City supporting a ped bridge at the Clairemont Station

A - yes - similar language to being proposed here

EG - 238 parking spaces at the station for as many as 4,000 riders - where are the bike lockers?

Can't we get rid of the parking and have a shuttle; The problem is already too many cars and we're saying we'll have many many more. Biking should be a priority and cars should have to shuttle.

A - that's SANDAG's site plan we cannot change

Jim M - what about a ped tunnel like they have at Old Town?

MOTION by CDC/ SP

The #1 priority is that the under-crossing widening on Balboa Ave under I-5 be built before the station opens to address public safety

and we respectfully demand the dedication of Rose Creek as parkland to get services required to address impacts to Rose Creek

and

To Support the items in the Clairemont PG letter:

- Identify a lead agency and funding source to implement ped/bike bridge over I-5
- Implement Medium Density Alternative
- Prioritize Infrastructure improvement
- establish a unit cap of 2,000 dwelling units prior to construction of the pedestrian bridge
- Provide improved intersection at Balboa Ave/Morena Blvd
- Implement traffic mitigation measures in Clairemont

APPROVED 8-3-1 (three opposed: KV, Jim M, Jason L)

8:44pm

MOTION HP/RJK Identify to use the Caltrans easement west of I-5, south of Balboa as a shared bike/ped path to the widened I-5 underpass at Balboa ALL IN FAVOR Chair abstaining MOTION APPROVED

SP - there are many things that can be done as part of the City's CIP

MOTION SP/PG Request City Planning identify and prioritize mobility and pedestrian improvements - that do not require ROW - and do these as soon as possible in the City's CIP (Capital Improvement Project) list. All in Favor Chair abstaining MOTION APPROVED

MOTION EG/RJK Support automated shuttle to/from Trolley Station to Mission Bay Park parking at De Anza or other identified places for free car parking, including the clover leaf area N or Balboa and E of

Morena APPROVED 10-1-1 with KV voting no and Chair abstaining MOTION APPROVED

MOTION EG/ KV Require any development with 4 or more units, 25% be affordable  
8-1-2 Ben Ryan not voting (left the room) ; Chase and Chair abstaining MOTION APPROVED  
Ben Ryan returns

9:09pm

ITEM 11: Streets & Sidewalks Subcommittee (Action Items)

1. Add Solar Activated Motion Sensors to PB Planning Group's EcoDistrict check list  
MOTION EA/KV ALL in FAVOR Chair not voting MOTION APPROVED

2. Reevaluate Bond Street for traffic-calming measures due to numerous vehicular collisions with damage to property and parked vehicles and make sure to include traffic study during rush hour

MOTION EA/CDC ALL IN FAVOR MOTION APPROVED

Public Comment by Karin Zirk who handed out photos of accident damages; it's a speeding issue not a traffic volume issue

ITEM 12: Elections Subcommittee Report by Carolyn Chase

Elections Committee: Carolyn Chase, Chair, Henish, Eve, Jason (Board member, none are up for election) and Karin Zirk.

Seeking at least one more member to help at polls.

There are 11 Residential seats open to fill (7 are two-year terms and 4 (current open seats) are one-year term)

and 5 Commercial seats open to fill (there are currently 3 open commercial seats). Seeking to fill 3 for 2-year terms and 2 for one-year terms.

Candidate Applications and Info are available tonight. Candidates must have attended one general meeting since April 2018 and one general or subcommittee meeting and must reside or have a business in PB and submit a candidate statement to the Chair by Saturday March 2 at 5pm.

Elections take place: March 16th (3rd Saturday) from 1-4pm Location TBD  
and March 27 4:45pm - 6:30pm prior to regular Board meeting at Library Community Room

Elections Committee plans to meet: one hour prior to regular Feb 27 Board meeting so at 5:30pm and as required in By-laws at 6pm on 2nd Wednesday March 13 location TBD

ITEM 13: EcoDistrict Mobility Plan - moved to February 27 regular Board meeting

9:18pm

ITEM 14: Other SubCommittees

PB Community Parking District - need someone new - Jim Morrison will now cover contact Discover PB

Communications/Tech: Jason L. - none

Airport Advisory Committee: Jason L. - none

Treasurer - James M - Absent

Special Events - Ed G - none

ITEM 15: Adjournment at 9:19pm

Next PBPG Meeting: Wednesday February 27, 2019 at 6:30pm at PB Library Community Room