

PACIFIC BEACH PLANNING GROUP
MONTHLY MEETING
WEDNESDAY, APRIL 25, 2018 AT OAKMONT PACIFIC BEACH

****MINUTES****

Item 1

ATTENDING: Jim Morrison, Ben Ryan, Steve Pruett, Kristin Victor, Henish Pulickal, Karl Rand, Eve Anderson, Ed Ghallagher, Carolyn Chase, Jason Legros, James McGuirk, RJ, Paula Gandolfo

Item 2

Election of new board members

- 2 Candidate Statements
 - Carolyn Chase – served on planning commission for 5 years, served when the general plan was updated, has experience suited for the board, founder of san diego earth day, president of FIDO.
 - Jason Legros – been on board for past two years, participating in several different functions, lived in PB for past 6-7 years, interested in continuing to serve.

****Unanimous decision to elect both candidates**

Note - Kristin both resigned and rejoined the board

Election of subcommittee chairs

Streets and Sidewalks

Chair – Eve Anderson

Parking Advisory Board

James McGuirk

Paula Gandolfo

Jim Morrison

Airport Noise Advisory

Chair - Jason Legros

IT/Tech

Chair - Jason Legros

Secretary

No Takers – Initially. Carolyn Chase accepted.

Vice Chair
Jason Legros

Special Events
Ed Gallagher

Development
Chair – Karl Rand

Treasurer
James McGuirk

Note - Code Compliance now falls within streets and sidewalks subcommittee

Ecodistrict
Chair – Kristin Victor

Non-Agenda Public Comment

Item 3 - Non-Agenda Public Comments

Eve Anderson

- When do you need to recuse yourself
 - Required when readily identifiable direct economic interest in any project or matter being considered by the planning group.
 - Need to disclose
 - Recuse before item is discussed
 - Physically leave planning group area
 - Chair should ask before any action item

Kristin Victor

- Responded to last months short term vacation rental item
- Reiterated hope that PBPG is a space for everyone to speak, ask questions and engage

Don Gross

- Never before has the community of PB been as loused up as it is right now. 20 million dollar warrant out, things are totally stopped, Lorie Zapf is the problem.

Member of Audience

- Brought up parking and what happens when vehicles are not parked in the homeowners parking space and asked how the planning group is planning for this.

Paula Gandolfo

- We are government, we are here every day volunteering to make things better, complex systems have major problems, de anza, tourism, trolley, bicycle, traffic pedestrians, complex systems that become even more complex every summer. It's remarkable that we're here every month.

Item 7 – Councilmember Zapf Representative

Monique Tello of Lorie Zapf's Office was not present,

- Noted that she was getting ready for the forum at the PB women's club regarding short term vacation rentals.

Item 4 – Current Agenda Modifications and Approval

**Voted unanimously to accept

Item 5 - March 28th Minutes Modifications and Approval

Hennish needed to add some comments to the march 28th minutes that were not included.

Karl, Paula and Kristin recused themselves from the short term vacation rental item last meeting

Voted to Accept

Jim Morrison, Ben Ryan, Steve Pruett, Kristin Victor, Karl Rand, Eve Anderson, Jason Legros, James McGuirk, RJ, Paula Gandolfo

Abstain

Ed - wasn't in attendance at march 28 meeting

Carolyn - wasn't a member

Henish - chair

10 – 0 – 3

Item 6 – PBPG Chair's Report

- Intensity level is high, will not be tolerated here and hopefully that is unified
- Went over the process for discussion and voting. Henish says he will be more strict
- Development has to be pushed up to the beginning of the meeting
- It would be great to review community plan as group, great review for all members, applicable and important.
 - Asked if there were some board members who would like to be part of the review
 - Kristin Victor

- Jason
 - Paula
 - Ed
- Libraries is closed for repairs

CPC Update

- Councilmember David Alvarez was there to discuss sidewalk policy at the city.
- Mike Hansen is the new Planning Director
- Grand Jury Report was discussed – Henish recommended the board take time to read it. Henish recommended a subcommittee be formed.
 - Steve, Jason, Carolyn Chase, - Will set meeting and let rest of board know when and where they are meeting to discuss

Item 9 – Mid-Coast Trolley Updates

Peter De Blain representing SANDAG - Project manager for segment that runs along Pacific Beach boundary

- San Diego river bridge nearing completion – major milestone
- 4 new bridges that start at Balboa, 3 bridges north of that (south of SR52).
- Waterproofing and approach slabs are being worked on.
- Track will be shifted over so that room is made to start laying LRT track.
- Retaining walls – have been finished except for one.
- Utility work is still ongoing
- On schedule to be completed in late 2021
- Mid coast is on twitter, facebook and has a newsletter.
- Hotline 8773790110
- Email questions to midcoast@sandag.org
- Bike route that was mentioned last meeting, SANDAG does not have access to it and does not recommend crossing tracks to get to that bike route.
- MTS names the stations, and will not yet be naming the Pacific Beach Trolley Station.

Ed - asked about approaches to the bike paths and stations being built by SANDAG

Kristin – we've been telling SANDAG that having approaches to the Balboa station from Balboa street is dangerous

R.J. - has said there is a plan to eventually have a pedestrian bicycle bridge

Ed - asked if SANDAG rep can bring back answers to next meeting regarding approaches for ped and bike

Carolyn – had meeting with mike Hansen planning director, the pedestrian bridge is wrapped up in the regional transportation plan and will possibly receive funding.

Jim - Graffiti on retaining walls, what is the status?

SANDAG Rep – looking into security cameras and will have a maintenance team eradicate graffiti as soon as its identified.

Jason Legros – Monique tello is looking for state funding for grants for getting pedestrian bridge or overpass.

Steve Pruett - sent out EIR, agreed that it deserves its own subcommittee, asked if it could be establish.

Paula - mentioned that it should possibly be folded into the ecodistrict.

Steve – mentioned that the PBPG has to respond by May 27th

Kristin Victor – I will take it on as part of ecodistrict

Member of the Public – mobility hub project for this transit stop, what is the status? When can the planning committee expect

SANDAG rep - says he will go back and get answers on mobility hub.

Don Gross – SANDAG is useless, they are not even functional. Has issues with the train and trolley and tracks getting crossed.

Item 10 – Mid Coast Trolley Renaming

MTS is the organization that would decide.

Eve – suggested Balboa/Pacific beach

Kristin – think about it as a user not as community member

Vote:

Vote was postponed

Discussion about whether PB or Balboa goes first

****Vote:**

In Favor of naming the MTS Trolley Station “Balboa/Pacific Beach”
Jim, Ben, Steve, Kristin, Karl, Eve, RJ, Paula, Jason

Against

Ed – PB Should be prominent

Carolyn – no comment

James – wants more time to discuss

Abstain

Hennish - Chair

9-3-1

Item 11 - CRMS

1. #598209: Berkeley Residence at 1359 Loring Street.

Karl - started the discussion and explained that no major city issues remain.

Applicant - explained the project

Ed – commented at subcommittee there weren’t any issues

Kristin – commented plenty of parking

Ben Ryan – asked why the spiral staircase from the ground floor

Steve Pruet made the motion to vote in favor

Kristin seconded the motion

**Vote

12-0-1

Abstention

Henish

2. #576703: Del Rey Courtyard CDP to construct 3422 sq ft 3 story apartment building, 1 very low income affordable unit.

Applicant and owner were present

Karl - City says no major issues exist.

Applicant - no windows facing freeway, well within bulk of surrounding neighborhood, the U-Shape of the building will be a gesture to the community.

Ben Ryan – asked where is the grade of the freeway compared to the building,

Applicant – answered “Higher”

Applicant – described each floor of proposed structure one by one

Applicant - Offered to have the third floor facing the freeway be a mural completed by a pacific beach artist

Kristin - said this passed the ecodistrict checklist

RJ: are there any sustainable elements?

Applicant: multiple design elements will be sustainable as well as appliances

Jim Morrison: what was the impetus to not maximize space.

Applicant: Budget of the property owner. High density next door feels very cramped and is not quality

Jason: is this 100% rental

Applicant: yes

Motion to Approve:

Second:

****Vote:**

12 – 0 – 1

Abstain

Henish

3. #499741: Lions Den Apartments 1828 Grand Ave, demolish two residences, no problems with this project.

Karl - Voted unanimous at subcommittee. 3 story 4 unit apartment complex. This project is technically 2 buildings for permitting purposes.

Applicant – Described structure floor by floor.

Jason: are there any cycle issues:

Karl: no red flags

Applicant: Cost Savings were made from splitting the project into two buildings

Steve: Motion to approve with bigger windows on west elevation

Kristin: very much in line with the eco district principles

Kristin Seconds the motion

****Vote**

12 – 0 – 1

Abstain

Henish

Item 13 - Special events

Graffiti clean up this weekend from 9-4pm at the Presbyterian church.

Item 15 - Eco district update

Two month update, subcommittee has met twice, made it through equity imperative that we have submitted. Moving into the resiliency imperative next.

Possibly two meetings a month moving forward

MBHS eco club showed up last time, great to have youth there

Item 14 - Streets and Sidewalks

Eve – Michael beltran used to be chair, his big thing was to have flashing lights, Chris – did a lot of long range planning and bicycle planning, my thing will be pedestrian safety. I would also like to focus on vulnerable populations.

Kristin – youth would like to weigh in on where we need crosswalks, possibly someone from the highschool can attend next meeting.

Eve – we may decide to change the meeting time and date.

Item 16 – Other Subcommittees and Reports

Karl – I may be out of town next development subcommittee meeting and might need someone to represent

Notes

Jason – if anyone needs anything updated to website contact me.

Carolyn – I need to be put on the boards email list for all internal email list.

Board will look into creating a public distribution email list.

****Adjourned at 8:44PM**

**Submitted by:
James McGuirk**