

Pacific Beach Planning Group
met on
September 26, 2018
at the San Diego Public Library at 4275 Cass St San Diego CA 92109

Board members attending:
Henish Pulickal
Jason Legros
Karl Rand
Carolyn Chase
Ed Gallegher
Ben Ryan
Steve Pruett
R.J. Kunysz departs at 8:53pm
Kristen Victor
Paula Gandolfo
Jim Morrison arrived at 6:42pm

Item 1: Call to Order, Quorum at 6:31pm
19 members of the public in attendance

Item 2: Non-Agenda Public Comment:
Don Gross: Bridge project is underway for Rose Creek bike path; I wish the Committee was more involved in getting projects done
Kristen Victor: The City is planning projects and appreciates public input early in the process. They are hosting an Advance CEQA Training Workshop coming up

Item 3: Current Agenda Adopted by Consensus
More time for Event Report please; nothing else

Item 4: Minutes of August 22, 2018 approved without changes 8-0 (Ben Ryan not present, Chair not voting)

(Ben Ryan Returned during Chair's Report)

Item 5: Chair's Report
Invited to Buena Vista Block Party - streets closed off by neighborhood; would be interested in painting the street near me to the beach/Sail Bay to help slow down traffic and paint it during a block party. There are at least 400+ illegally painted red curbs and I reported a few and City will repaint but they don't keep track. Same things with sidewalk problems. I report them, get a call back with thanks in a few months but they won't get fixed for 1-2 years at least.

(Jim Morrison arrived)

Item 6: CRMS Committee (Action Items) 6:42pm

ITEM 6a: #606607: 3515 Riviera Drive - Nguyen Residence

Applicant: Claude-Anthony Marengo Owner: Lynn Nguyen City PM: Derrick Johnson; No significant issues.

Demolition of one dwelling unit existing 2-bedroom house 936 sq ft and construction of one 4665 sq ft single family residence of 2-stories over a basement of 1800 sq ft and 1459 sq ft of outdoor patios. Remodel existing garage into a carport. 15 ft front set-back; Side setback is 4 ft 10" and 10 feet on the driveway side. Zone is: RS 1-7 5,428 is lot size with a .59 FAR; (60 x 90 approx.) Sump pump collects, filters and reused water on-site. Re: car port: there is a requirement for 2 parking spaces. Is putting in three spaces. 2 stairs, one inside, one out.

We reviewed the Eco-District Checklist; includes solar power with battery storage; 2 e-car chargers and other features

(26 members of the public in attendance)

MOTION SP/RK : To recommend approval of project All in Favor Approved Chair not voting

7:05pm

ITEM 6b: #609267: 3646 Crown Point Drive - Chow Companion Unit

Applicant/Presenters: Eric Buchanan & Mark Morris Owner: Chow family

City PM: Karen Bucey No sig City issues.

Enlarge existing garage by 139 sq ft and add a 471 sq ft 1-bdrm companion unit above. Add two new skylights in garage roof.

Existing 1345 sq ft 1-story single family in front and 2 car garage in the back. Zone: RS1-7

Front yard set-back: 15 ft; existing side yard setback of 9ft and rear yard: 13ft. Allowed to encroach in side yard setback. Going over an existing garage. Companion units < 500 sq ft don't require additional parking. (Units of > 500 sq ft and up to max of 1200 require one additional parking space.)

Reviewed Eco-District check-list: limited applicability; natural ventilation/no AC; daylighting; efficient appliances; tankless water heater included; LED lighting; FSC wood; keep existing trees;

MOTION BR/KV : To recommend approval All in Favor Chair not voting

7:17pm

ITEM 6c: Campland Presentation on De Anza Area Proposal (Information Item)

Jacob Gelfand presenting. Family has been involved since the 70s; Grew up in PB.

Opened in 1969 and leased from City since the mid-70s and extended through 2022.

More than 100K site-nights/year (most are families) Approx half are from San Diego. 80% or more return.

40 acres; small campsites and RVs with pop-outs have grown bigger.

\$3 million in annual revenue to the City (rent and TOT tax); 150 jobs;

"Affordable waterfront accommodations" for everything from tents to large RVs

Live entertainment during the summer; year-round recreational fulfilling Park Master Plan and Coastal Act.

City's only campground with direct water access

\$1/each night stay goes to support local groups

Turning to City's Planning process; working on the EIR

Showed chart with uses supported by the public during the planning process and camping was #1

Showed chart of their Alternative

Showed "Impacts to Affordable Campland" showing reductions to campsites by City Plan and their proposal is still a slight reduction

Showed "Acreage Comparison" current is 40 acres their proposed is 52 acres; City proposes 40 acres;

Showed "Benefits of Proposed Alternative" preserving "affordable waterfront" campsites, better connections etc.

Should improve income to the City as well but no economic analysis has been done of the Alternatives.

Calling for the City to do an economic analysis. And they would like more campsites.

Invite to 50th anniversary party on October 6th all day long.

Presentation ends at 7:35pm

Public comment by:

Terri Campbell, Ann Yellen, Sean Schwab (Friends of Campland), Isabelle Kay, (Kendall-Frost Reserve next to Campland), Karin Zirk (Friends of Rose Creek)

KV Announces: On Oct 25th at 7:30am at the Prado Upstairs the C3 breakfast there will be an Eco-

Tourism expert presentation

7:45pm

Item 7: Balboa Avenue Station Area Specific Plan Update, Michael Prinz

Received about 50 letters in total and staff has completed responses and is making final changes and having the City Attorney review it and come back to a subcommittee meeting in October and an action item at the October meeting. Note: the committee may want more time to review since the FEIR isn't out yet. He expects it in early October. Wouldn't go to City Council until sometime in 2019.
KeepSanDiegoMoving - you can submit comments there on the mid-coast.

(9 members of the public still here)

Item 8: Councilmember Zapf Update, Monique Tello

STVR referendum is going to City Council for deliberations; there's a new lifeguard chief; Rose Creek CleanUp on Oct 6th at 8am and help clean-up Rose Creek area.

7:55pm

Item 9: PB Community Updates - Discover PB, Beautiful PB, Sara Berns (not here)

KV Mission Blvd Active Transportation project; SANDAG grant of \$400K to produce designs
Focused on Mobility aspects at this time. You can still respond to questions online. Six years in the planning.

BPB likes Option 2b - separated cycle tracks for bikes, scooters, skaters; removes parking on Mission Blvd.

Item 10: EcoDistrict Subcommittee - Kristen Victor

Beautiful PB Learning Center Grand Opening & Main Street Event

2 PBPG candidates have agreed to rep the EcoDistrict on the Advisory Board

Met with EcoDistrict reps and Mike Hansen, City Planning

Also met with Special Events to discuss event on Friday Dec 14th opening of the Beautiful PB Learning Center at 940 Garnet Ave from 4-8pm streets re-open at 9pm then next day is Santa Run and PB Holiday Parade.

Event will close Garnet between Ingraham and MB Drive with 20-ft Mobility corridor down the center and 4 roundabouts. Businesses will have 15 ft to utilize from the curb to the mobility corridor; alcohol free.

"Car-free Main Street" Pop-up artists.

8:14pm

Item 11: Special Events - Ed Gallagher

Beach Fest Saturday, October 6th, 11am - 5pm - passed out sign-up sheet for volunteers for a booth and input form for comments; Will have banner and input form.

(8 members of the public still in attendance)

8:16pm

Item 12: Elections Subcommittee, Steve Pruet

Action Item: proposed amendments to the PBPG By-laws regarding candidate requirements and the PBPG structure and organization

Recommended Motion 1: Remove the signature requirement from the By-laws for both Residential and Business candidates. Change the meeting attendance requirement for all candidates to attend two meetings, one of which must be a general meeting, and the second can be either a general meeting or an official subcommittee meeting.

Recommended Motion 2: Eliminate organization by census tract for Residential seats. Revise the Bylaws to stipulate a maximum of 4 participants from any census tract. Only use the census tracts to note the geographic dispersion of the board. Revise bylaws as needed for the change from "census tract" structure to "at large" structures for Residential seats (so anyone in PB could cast one vote for any candidates). Also amend as needed to facilitate election voting on two dates instead of just one.

NOTE: 2/3 vote of the Board (9 votes) required to pass amendments to by-laws;

MOVE: CC/KV to change the terms to 3 years instead of 2 (note this would change term limits from 8 years to 9 years and only applies to future elections). How to implement staggering the terms would be directed to the Elections Committee to determine. 5 yes - Jim M, KV, JL, CC, BR (motion failed)

MOVE MOTION 1: SP/KR Vote: 9-1- Chair abstaining Motion Passed by 2/3

MOVE MOTION 2: SP/JL Vote: 10-0 Chair abstaining Motion Passed by 2/3

MOTION EG/PG to change meeting requirement from two just changed in the Motion 1 back to only one. Motion withdrawn

Can non-planning group members become voting members on sub-committees?

Michael Prinz: yes; Usually appointed by the Chair when the sub-committee is established and they have to do the COW or eCow.

Specific amendments to the By-laws would be developed with Michael Prinz/City Planning.

8:50pm

R.J. departs at 8:53pm

Item 13: Other Subcommittees

PB Community Parking District - Eve Anderson - no report

Communications/Tech - Jason Legros - no report

Airport Noise Advisory Board - Jason Legros - no report

Treasurer - James McGuirk - no report

Item 14: Adjournment at 8:54pm

Next Meeting: Wednesday, October 24, 2018, 6:30pm at the PB Library (address above)