

PACIFIC BEACH PLANNING GROUP
EARL AND BIRDIE TAYLOR LIBRARY
OCTOBER 27, 2010 MEETING MINUTES

6:34 p.m. meeting called to order, quorum established. **Attendees:** John Shannon, Marcie Beckett, Scott Chipman, Greg Daunoras, Diane Faulds, Blake Hysni, Chris Olson, Rosalie Schwartz, Baylor Triplett, Barbara Williams, Jim Morrison (6:40 p.m.) and Clif Smith (6:40 p.m.).

Agenda & Minutes: Chris Olson motioned to adopt the meeting agenda for the evening, Barbara Williams seconded, motion **passed 9-0-0**. Blake Hysni motioned to approve the September 2010 minutes, Diane Faulds seconded, motion **passed 7-0-2**. Those abstaining did not attend the September 2010 meeting.

Chair's Report: John Shannon discussed vacancies on the PB Planning Group and the upcoming city engineering meeting regarding the comfort station construction at Palisades Park.

Government Office Reports:

Mayor Sander's Office – Not Present

City Council District 2 – Not Present

Long Range Planner – Not Present

Non-Agenda Public Comment:

Marcie Beckett discussed some misinformation regarding Proposition 19 on the upcoming Midterm election here in California.

Informational Items:

Don Gross provided an update on the Rose Creek Bridge Project. Don suggested that this committee write a letter requesting plans that show the roadwork that will occur between the bridge over Rose Creek and Noyes Street.

Action Items:

PBPG Vice-Chairperson Election: Jim Morrison nominated Diane Faulds for the vacant position of PB Planning Group Vice-Chairperson, Scott Chipman seconded the nomination. After confirming with Diane Faulds that she would accept the nomination, Marcie Beckett motioned to elect Diane Faulds as PBPG Vice-Chair, Scott Chipman second. Motion **passed 10-0-1**. Diane Faulds abstained from voting.

Mission Bay High School Modernization Plan and Fund Allocation: Scott Chipman briefed the planning group on how Mission Bay HS did not receive an adequate amount of Proposition S funds as compared to other high schools within San Diego Unified and how certain areas of the campus such as the athletic fields are showing a deteriorating condition. Because of the poor condition of the athletic fields, many sporting events such as Track & Field must be held at other campuses throughout San Diego.

Vacation Rental Issue in residential areas and letter proposal was discussed by Rosalie Schwartz. The issue involves the question of whether a person or entity offering visitor accommodations in a residential dwelling within certain residential zones constitutes a commercial service.

The second question raised is, if a residential dwelling is offered for visitor accommodations in a residential zone (RS or RM) does this commercial service provider violate Section 131.0420 of the San Diego Municipal Code? Chris Olson motioned to send a letter to the city attorney, mayor and councilman for District 2 asking these questions, Scott Chipman second, motion **passed 11-0-0**.

CPC request of PBPG feedback on Council Policy 600-27 and proposed regulations for medical marijuana dispensaries. With regards to Council Policy 600-27, Scott Chipman motioned that the PBPG should consider affordable housing and sustainable development as separate issues, Clif Smith second. Motion **passed 11-0-0**. Regarding sustainable development, Marcie Beckett motioned that the PBPG oppose any incentive that compromises the Pacific Beach Community Plan such as density bonuses, parking ratio reduction and allowing deviations to set backs and height limits, Scott Chipman second. Motion **passed 11-0-0**.

Regarding proposed regulations for medical marijuana dispensaries, Marcie Beckett motioned to support Community Planners Committee (CPC) Motion Number 2, Rosalie Schwartz second, PBPG motion **passed 11-0-0**. Marcie Beckett then motioned to support CPC Motion Number 1, excluding paragraph C, Scott Chipman second, PBPG motion **passed 9-2-0**.

Residential/ Mixed Use/ Commercial Subcommittee Report

Chris Olson stated that the subcommittee met on October 14, 2010 and there were 5 committee members present and 2 persons representing applicants. The next subcommittee meeting is scheduled for November 11, 2010 at 12:00 p.m.

1). Oliver Avenue Oceanfront Public Land: Development plan for the "paper street" and adjacent public right of way. Chris stated that Lane Mackenzie of the City of San Diego Real Estate Services Division has been working to get a title search and related restrictions and interpretation of the title language. His report is still forthcoming. Subcommittee members brought forth some possible uses: a) Meeting Hall / Community Room that will bring revenue, b) Concept like Spanish village in Balboa Park, c) Per community plan all unused right of ways should be used for pocket parks. Paul Ross added that the property is owned by the streets division and we should ask our councilmember to get it transferred to park division, carry out a short term plan (e.g. water meter and palm trees) then long term something else. Tim Golba agreed with Mr. Ross and added we might learn something from the experience of the OB gateway park which is a similar situation.

2). Development of RM-1-1 zoned properties: Chris Olson provided the background that is pertinent to these developments. There is a trend over the past few years to demolish existing structures built across two 25 foot wide lots and develop each 25 foot lot separately. This allows for each home to have a street front and alley access. It also gives the builder the advantage of a reduced parking requirement (5 for a 50ft wide development versus 2 for each 25ft wide development) and a reduced side yard setback (5 ft for a 50ft wide lot versus 3ft for a 25 foot wide lot). It is Mr. Olson's opinion that this creates the look of tall narrow structures that are very close together as seen in Mission Beach. Additionally, some developers have taken advantage of a municipal code loophole regarding "carports" built with "2 Open walls". The open walls allow that carport square footage is not included in the maximum square footage for the development. Thereby, the developer increases the square footage of the house and builds a more massive structure. These "carports" actually appear to be garages. Once the house is sold, the new owner encloses the open holes in the walls and it becomes a completely enclosed garage. Almost all of these structures built in the last couple years are now enclosed garages. Since it is obvious that buyers want an enclosed garage, they should be designed and built that way in the first place.

3). 4080 and 4084 Morrell St. Project #218555: CDP to demolish 2 existing residential units and construct 2 residential units zoned RM-1-1. Chris Olson explained that this project was similar to 4028 and 4032 Honeycutt (also presented by Golba Architecture) to the PBPG in June of 2008. The PBPG approved the Honeycutt project however Mr. Olson voted against it due to the issues already stated and especially the carport / open walls.

The Honeycutt project is now completed and the garage walls are enclosed. Mr. Olson has discussed the issue with the city planners and they have proposed a permit condition to address this problem. Mr. Golba presented the project and pointed out that these types of developments allow the lots to be developed as single family developments rather than multi-family developments.

The side yard setback for the two lots provide $4 \times 3\text{ft} = 12\text{ft}$ total which is more than $2 \times 5\text{ft} = 10\text{ft}$ total for a 50ft lot. Thereby, more open space is provided. The detached garage allows for a backyard between the house and the garage. The new design for the garage shows open walls on the side. Now, the owners will not need to enclose the garage for security reasons. Although, the two structures have the same floor plan they will have a different front design.

Chris Olson motioned to approve with the following condition placed upon the permit: "The carport shall be constructed and maintained with at least two sides that are at least 75 percent completely open. The carport shall be included in the calculation of FAR if less than two sides of the carport are 75 percent completely open. The project may not exceed the allowable FAR of the zone." This condition regarding the carport and FAR shall be reflected and disclosed on any future sale or lease agreement(s) of the dwelling units on this property, Barbara Williams second.

Motion **failed to pass 0-10-1.**

Jim Morrison motioned to extend the PBPG meeting by 10 more minutes, Scott Chipman second, motion **passed 11-0-0.**

Chris Olson motioned to deny the project as the carport / garage should be included in the FAR and historically these carports / garages have been enclosed after completion, Diane Faulds second, motion **passed 11-0-0.**

4). 1056 Chalcedony St. Project #218795: CDP to construct a 2,226 square foot single family residence on a 0.07 acre site in the RM-1-1 zone. Mr. Golba presented the project and the primary difference is that this is a vacant 25ft wide lot that was recent sold separately from a larger parcel with a house on it. The lot is deeper than the previous projects and allows for a bigger rear yard.

Chris Olson motioned to deny the project as the carport / garage should be included in the FAR and historically these carports / garages have been enclosed after completion, Barbara Williams second, motion **passed 11-0-0.**

PB Planning Group asked Chris Olson to draft a letter to the Mayor, Director of Development Services, Director of Planning and Councilmember for District 2 to inform them of the carport loophole issue that is being exploited by developers in Pacific Beach. This draft letter will be reviewed at the next PBPG meeting.

Chris Olson motioned to reschedule November's PBPG meeting within the first two weeks of December 2010, Scott Chipman second, motion **passed 11-0-0.**

Subcommittee Reports:

Alcohol License Review: Scott Chipman stated the next subcommittee meeting will be on Nov 9th at 6:30 p.m. here in the PB Library.

Election and Vacancies: No report

Traffic and Parking: Jim Morrison

Neighborhood Code Compliance: No report

Special Events and Community Advisory: No Report

Meeting adjourned at 8:52 p.m.

ATTACHMENT

Community Planners Committee - October 26, 2010

Motions regarding Medical Marijuana Regulations:

1) Support the Land Use and Housing Committee's recommendations with the following amendments:

a) Minors under age 18 with doctor's recommendation for medical marijuana must have parent or guardian buy the marijuana.

b) Community Planning Groups may initiate a request for a waiver to allow a dispensary in a zone where it is not allowed.

c) Existing dispensaries that otherwise comply with the ordinance are allowed to operate for one year while trying to obtain permit.

Motion passed 11-6-1

2) If City Council makes substantial changes, or changes the allowed locations, CPC would like to review the ordinance again.

Motion passed 13-1-2

