

# Pacific Beach Planning Group

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**Pacific Beach Taylor Library**

**4275 Cass Street, San Diego, CA 92109**

**Wednesday, March 22, 2017: 6:30-8:30 pm**

**Minutes**

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## **PBPG Election: 4:30-6:30 pm**

Item 1 - 6:30 **Call to Order, Quorum:** Karl Rand, Marcia Nordstrom, Henish Pulickal, Brian Curry, Mike Beltran, Joe Wilding, Tony Franco, Peter Lee, Mike Miller, Paula Ferraco, Debbie Conca. Eve Anderson, Jason Legros, Ben Ryan, Baylor Triplett

## Item 2 **Consent Agenda Items**

Approve Mission Bay Dredging Project – Approved unaimously.

Item 3 **Current Agenda - Modifications and Approval** -Change order of projects: Shasta, Mission, Beryl, Wilbur. Henish 1<sup>st</sup> motion, 2<sup>nd</sup> Debbie. 11-0-0

## Item 4 **February 22, 2017 Minutes - Modifications and Approval**

1<sup>st</sup>: Joe wilding, 2<sup>nd</sup>: Ben Ryan. 10-0-1 (Paula abstained)

## Item 5 – 6:45 **Non-Agenda Public Comments** (2 minutes maximum per speaker)

Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

Alec Phillipp: City Public Works: Construction on Sewer Group 827 by Golf Course on Grand and Figueroa. Still need to find sewer lines. Traffic control TBD. Westbound traffic on Grand will be restricted. Notifications out. Ingraham projects. Hoping to be done by Memorial Day. Some work will be finished after Memorial Day. Will need waiver for

Karin Zirk: Friends of Rose Creek. Providing feedback for SANDAG. Got a permit to destroy creek. Crushed stone being placed there and moving from intended location.

Chris Olsen: Been involved since 1985. Brian Curry has done the best job. PB EcoDistrict setup at this time.

Don Gross: Top 15 deadly intersections: 3 are in PB. Cass and Garnet. Crown Point Dr. and Fortuna.

Mike Beltran: Wanted to run again but thinks the requirements for elections are too much. Doesn't think 25 signatures are necessary. Stepping down as traffic chair.

Lou (Band-aid): Shouldn't be shocked PB is 2<sup>nd</sup> in crime.

Marie Beckett: April 29: PBTC graffiti clean-up. 9am- Noon. STVR issue: This Friday smart growth and land use committee meeting at Jacob's hall. Listening to ordinances to allow vacation rentals.

Jordan Beane: running for District 2 council member. Came from upstate NY. Worked for Chargers since 2012. Jordanbeane.com. Wants to fight for Monarch butterflies. 96% population decline in 20 years. Grow milkweed in your garden.

Sara Berns: annual Dinner Thursday March 30. Tickets available. Casino night dinner on William B Evans sternwheeler. Needs two members to parking committees and 2 members for special events committee. Also needs an at large committee member for the special events committee.

Gary Wonacutt: President MBTC. Regarding Smart Growth meeting this Friday. 12,000 STVR listings. 370 sq miles. 1,600 rentals in MB, 220 acres. Proposing splitting ordinance for inland and some separate rules for West of the 5. Has a template for MB that other planning groups can use.

**Item 6 – 7:00 PBPG Chair’s Report (Information Item)**

Presenter: Brian J. Curry – Last Chairs report after 6 years. Alcohol ban at beach. De Anza cove. Balboa Transit Specific Plan. Incredible opportunity. Pushing for sustainable design in projects. EcoDistrict guiding principles. Everything sustainable. PB Pathways. Stressing pedestrian and bicycle priority over vehicular traffic. North PB lifeguard station design. Also boardwalk improvements in that area. STVR – formed subcommittee and made recommendation to the city. City attorney now agrees they are illegal. Beach and Bay YMCA at the middle school. \$3m in seed money, needs \$15m total. Lease for \$1/year from middle school. Now they need to raise money.

**Item 7 – 7:10 Councilmember Zapf Representative (Information Item)**

Presenter: James McGuirk

Brian Curry: Chair since 2012. Tireless advocate. Got a proclamation to make March 22 Brian Curry Day! Street light audit: audit shows dept doesn’t operate efficiently. Standard is 12 days. We don’t repair in less than a month. Some are as old as 1929. Operations not standardized, no inventory, no automatic ordering. Working on traffic problems. On Monday – Myrtle Cole had homeless policy meeting. SDSU, Mayor’s office presented. Short term and long-term goals. Councilmember is concerned with prop 47 (early release of prisoners). Stacie Spector. STVR meeting this Friday. 3 draft proposals on-line. Improving La Playa and Ingraham intersection for pedestrians.

**Item 8 – 7:20 Mayor Faulconer Representative (Information Item)**

Presenter: Anthony George – No show.

**Item 9 – 7:30 Development Subcommittee (Action Item)**

Presenter: Henish Pulickal

1) Shasta Street Homes. CDP 519558.

Demo existing single family and construct two detached homes on two legal lots.

*Subcommittee recommends motion to approve.*

3 deviations for set-back issues. Will generate 50% of energy from photovoltaic. Chargers for electric cars. Many other features. Not LEED certifying.

Kristen Victor: wants more affordable housing. Wants space for teachers and firemen.

Peter Lee: LEED certification means paying money for a plaque on a wall.

Motion to approve with alley lights. Mike Miller 1<sup>st</sup> 2<sup>nd</sup>: Deb Conca. 11-3 (Jim Morrison – neighbors against it, Joe Wilding – too much traffic, Deb Conca – too much density)

2) 4253 Mission Boulevard. CDP 543426.

Demo existing building and construct 34,192 sf, 3-story mixed-use consisting of (16) 3-bed apartments over ground floor retail with on-grade parking.

*Subcommittee recommends motion to approve.*

Tony Franco: Why isn't there more commercial?

Tim Golba – Too much baggage. Need too much parking.

Baylor- Commercial parking used by residential at night.

Chris Olsen – Street art off alley. Prefers 1-2 bed. Not 3-4 bed. Wants affordable housing.

Motion to approve with alley street lights. 1<sup>st</sup>. Jason, 2<sup>nd</sup> Baylor. Approved. 7-5-0. Tony Franco – wants more offices upstairs, Paula – no affordable, Eve -, Joe – didn't like it, Jim – too many bedrooms

**Jim – Motion to extend meeting until 8:45pm. Ben recused. Tony Franco, Marcia Nordstrom and Debbie all left.**

3) 835 Beryl Street. CDP 532129.

Demo existing single family and construct two detached homes on two legal lots.

*Subcommittee recommends motion to approve.*

Motion to approve with alley street light. 1<sup>st</sup>. Karl. 2<sup>nd</sup> Jason. 5-4. Approved. Paula – lack of affordable housing, Joe - carport, Jim – doesn't like game rooms and den, Baylor against.

4) 851 Wilbur Avenue. CDP 532189.

Demo existing single family and construct two detached homes on two legal lots.

*Subcommittee recommends motion to approve.* 5-4-1. Approved. Paula, Joe, Jim, Baylor against. Eve abstains – knows neighbor across street and she's against it.

#### Item 10– 8:15 **Elections Subcommittee (Information Item)**

Presenter: Eve Anderson

Karl – 2 votes

Ben – 2 votes Area A

Ed Gallagher – D 2 votes.

Area H: Bob K – 6 votes. Jim Morrison 9 votes. Bob needs 13 signatures from Area G.

Commercial – Liz S. 3 votes. Kristen V – 3 votes.

Availability in E.

2 commercial seats available.

Needs to get petitions a week prior to the April 26<sup>th</sup> meeting.

#### Item 11 **Other Subcommittees and Reports (Time Permitting)**

Traffic & Parking: Michael Beltran

Code Compliance: Jason Legros

Pacific Beach Community Parking District: Michael Beltran or Debbie Conca

Special Events: Debbie Conca or Eve Anderson

Communications: Baylor Triplett

Item 12 – 8:30 **Adjournment**

**Next PBPG**

**Meeting:** Wednesday, April 26, 2017 6:30-8:30 pm