



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, April 26, 2017: 6:30-8:30 pm**  
**MINUTES – FINAL**

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## Item 1 - **Call to Order, Quorum**

Members Present: Baylor Triplett, Ed Gallagher, Kristen Victor, Tony Franco, Ben Ryan, Jason Legros, Karl Rand, Henish Pulickal, Steve Pruett, Jim Morrison, Chris Olson, Robert “RJ” Kunysz, Eve Anderson, Liz Segre, Amy Gordon, Michael Martin, Paula Gandolfo

Members Absent: Marcia Nordstrom, Peter Lee

Recorder of These Minutes: Liz Segre

## Item 2 - **Consent Agenda Items** - Approve Mission Bay Dredging Project - **WAS INCLUDED IN THE AGENDA IN ERROR - REMOVED**

## Item 3 - **Current Agenda - Modifications and Approval**

Moved bylaws discussion to occur after subcommittee reports.

J. Legros 1st, B. Ryan 2nd **APPROVED** 15-0-0

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

Mods include: Paula Gandolfo’s change of last name, Tony Franco wanted more office space upstairs, not downstairs, in Burger King proposal.

J. Morrison 1st, E. Anderson 2nd **APPROVED** 15-0-0

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

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

John Thickstun – Short Term Vacation Rentals (STVRs). He’s happy to form ad hoc committee. Brought memo from City Attorney Mara Elliott, emails with Anthony George of Mayor’s office, printout of his own PowerPoint presentation on illegality of STVRs, and *Harvard Law & Policy Review* article on negative effects of STVRs on housing availability in Los Angeles. Mara Elliott has confirmed that STVRs aren’t listed as a permitted use in municipal code and therefore are prohibited. John has worked for 2 years on this. Defines “short-term” as less than 30 days whether owner-occupied or not. Henish Pulickal said PBPG would form a subcommittee on it.

Sarah Heim – Rose Creek Canyon bike path south of Garnet needs cleaning. She doesn’t mind homeless presence but doesn’t like the trash accumulation it’s causing. Occasional cleanups aren’t keeping up with the trash. Asks what we can do to keep it cleaner. Wants to know what the process is.

Paula Gandolfo – Community garden has been approved. But while the City of SD is working on revitalization plan for De Anza Cove, it is disparaging community gardens. These gardens don't earn money, but they don't cost money, either, and they are a good thing. The current garden has room for 18 plots but the De Anza location would have room for more than 100.

Scott Chipman – Crime and alcohol policy in Pacific Beach. Has served on PBPG before. In 2011 they assembled an alcohol report, which he handed out in this meeting. Encinitas asked for the report because they don't want to be another PB because of our no. 2 position in violent crime, which almost all occurs in our business district.

Don Gross – Vector Control treatment will be on Friday, 4/28/17, on Pacific Beach Drive. On West Reed there's no sidewalk and no way to get to the beach there without walking in the street (ridiculous). Provided photo of that stretch of road to illustrate. Provided CIP procedure packet to PBPG Chair. At 3300 block of Riviera Drive normally there are bad accidents each month, but there have been no accidents during and since Christmas and New Year holidays. Is that because of arrows on the curb? PB lost money this year because nobody knows what's going on. Could we do a community update?

Chris Olson – He's on the ad hoc committee for the De Anza Revitalization Plan. Urges PBPG to go to the website <http://www.deanzarevitalizationplan.com/> where there is lots of info. New numbers are there – need to see if PBPG still agrees, because not everything will fit. The ad hoc committee wants to meet in June (date not yet set).

#### Item 6 - **Elections Subcommittee (Action Item)**

Presenter: Eve Anderson

Elect new board members:

Two people running in area E: Chris Olson and Jordan Beane. Balloted vote: Chris Olson elected, 11-3.

One candidate in area F: Paula Gandolfo. **APPROVED** unanimously

One candidate in area G: RJ Kunysz. **APPROVED** unanimously

Elect Chair: Michael Martin nominated Henish Pulickal, who accepted. **APPROVED** unanimously

Vice Chair: Eve Anderson nominated Jason Legros, who accepted. **APPROVED** unanimously

Secretary: Amy Gordon has stepped down. Eve Anderson nominated Liz Segre, who accepted. **APPROVED** unanimously

2 reps for Special Events Committee: Discussion about what the events are (Christmas parade, bike race, etc.). Henish Pulickal said it's good to be in more than one local group and to serve in subcommittees as well. Since the block party imploded in 2005 we haven't had many events. Special Events meets at 6 on third Tuesday of the month. Ed Gallagher and Michael Martin volunteered and were accepted.

Rep for De Anza: Asked Chris Olson to do this; he accepted.

2 reps for PB Community Parking District (one chair, one commercial rep): Meets on second Thursday of the month. Clarification from Eve Anderson on who's qualified to serve. Kristen Victor was named the commercial rep, and Paula Gandolfo continues as the residential rep, while Chris Olson is chair of Parking/Traffic subcommittee. Olson wants to change meeting dates to third Monday of the month at 6 pm.

STVR ad-hoc committee: Henish Pulickal says the beach communities want to make recommendations on this to the City by this fall. Brian Curry and Eve Anderson will participate. Karl Rand volunteered to chair and was accepted.

Henish Pulickal nominated Eve Anderson to be the bylaws advisor, and she accepted.

Baylor Triplett said he would instruct people on updating the PBPG website. Liz Segre volunteered to help him with the website if he needs that.

Jason Legros said ideally every PBPG members should serve on at least one subcommittee.

We have one more commercial seat available.

#### **Item 7 - PBPG Vice-Chair's Report (Information Item)**

Presenter: Henish Pulickal

Since the beach alcohol ban in 2009, Pulickal has seen a lot of demographic changes in PB, for the better. He emailed school demographic statistics to the group. Feels beaches are more accessible to families now and the new attitude is reflected in the school enrollments, with a shift toward higher percentages of local students and fewer students who reside outside of PB. Parents aren't moving away from PB as much. This is becoming more noticeable to outside visitors. More kids playing in PB parks. PB is more neighborhood-friendly. Kristen Victor and Ed Gallagher have noticed change as well. Gallagher said schools here weren't so great in the 1980s.

Pulickal wants to get a better projector than the one the library provides (it's old and dim, and images are fuzzy). Said it would cost about \$300. Called for a volunteer to run the projector during meetings – Michael Martin volunteered. Jim Morrison may have a projector we could use.

Pulickal suggested people bring computers to PBPG meetings, so we can look at relevant materials. Wants everyone to bring the provided name tags to meetings.

Need to update the Community Plan, which was started in 1995, so we all need to review that. It will be interesting to see what progress has been made over the years. If anyone has goals and ideas, don't hesitate to send to Pulickal. Community Planners Committee: All the chairs meet to work on the sustainable development expedite program.

COW training: New PBPG members must undergo this training. Next one is May 20 9-12 in the Silver Room of 202 C Street downtown. There is an online version, but better to go to in-person training. Returning members aren't required to go but are encouraged to.

Capital improvement projects: Pulickal will review last year's list and see if changes are needed.

PBPG bylaws: Eve Anderson said that one proposed change is that two-thirds vote is required if any changes are made to the bylaws. We had an elections handbook as an attachment to the bylaws, but it wasn't there, and she moved to add it. Michael Prinz explained that normal actions require majority vote but two-thirds votes are required to remove a member (in case of violations, but not in case they move away, which just requires majority vote) or to add an agenda item. There was discussion of the number of signatures required for PBPG member candidacy and also of the ongoing problem of business owners not wanting to provide their home addresses on commercial member candidates' petitions. Michael Prinz said it seems unusual that residential addresses are required for the business owners.

Eve Anderson moved to remove that requirement and RJ Kunysz seconded. **APPROVED 12-1-2** (Paula Gandolfo opposed because she wants to be sure the signers are local people.)

**Item 8 - Councilmember Zapf Representative (Information Item)**

Presenter: Andrew Huelga (filled in for James McGuirk)

The City budget for 2018 has been released (\$3.6 billion for city depts.). More than 350 miles of road paving is planned (vs. 300 miles last year). Ten years ago only 25 miles were paved. Also provides for libraries and rec centers to be open 60 hours per week.

Zapf will participate in Arbor Day celebration.

Had a volunteer breakfast last weekend.

On May 1 the Summer Reading Book Drive begins. Offering baskets to get people to donate books to help increase literacy.

Jim Morrison asked what's up with the City pension/benefits payments. Huelga said it's operating at a loss but will still make the payments.

Carolyn Perkins is the contact at Zapf's office.

**Item 9 - Mayor Falconer Representative (Information Item)**

Presenter: Anthony George

Did not attend this meeting.

**Item 10 - Soccer City Initiative for Qualcomm Stadium Property – ACTION ITEM**

Presenter: Joe LaCava

Make this a public vote or allow city council to decide?

Private investor group has proposed to take ownership of Qualcomm. They have a soccer team. There's a citizen's initiative process first (collecting signatures). Will go to the City Council in June. LaCava wants us to endorse a citizen vote to the City Council. He is part of a concerned group in Ocean Beach that supports a public vote. The investors want to take over more than 200 acres. The City would get property taxes and sales tax. It's city-owned parkland. Paula Gandolfo asked if there could be a community garden. LaCava said the commercial participants in the proposed plan would probably be small – not big-box stores. Mayor has proposed a special election in November. These special elections cost millions.

RJ Kunysz asked if a public vote would require info to be public. LaCava said there's a 3,000-page document on the investor website. There has not been a public debate yet, though the general proposal was in the *Union-Tribune* recently. The City is looking for a sports group, so the investors are addressing that. The property is likely not going to be purchased by anyone else, because you must have a sports team ready to go, and they do. But technically the property is still open for bid. SD State could be a candidate, but they haven't come to terms. SD State wants minimum of 40,000 seats, but the City offered only 30,000.

Paula Gandolfo moved to support a general vote. Chris Olson seconded. **APPROVED** 15-0-0

#### Item 11 - **Relocate Farmers Market to Garnet – ACTION ITEM**

Presenter: Kristen Victor

Proposal to support a change of location from Bayard to Garnet with updated traffic studies.

Beautiful PB, Discover PB and City of San Diego created an eco district. (Model was Portland in 2014.) Idea was to get people out of their cars. Relocating would shift traffic to Felspar, which is where the bus route is anyway. The market would still be on Tuesdays, 2-7 pm.

**At 8:30 Chris Olson moved to extend the meeting, and Jason Legros seconded. Motion passed.**

The Farmer's Market currently is full and has a waiting list for entities who want a stand. Andrew Huelga said Lori Zapf supports the idea of moving it to Garnet. Police Dept. proposes we would need traffic controllers each week (though other farmer's markets in town don't). But traffic controllers would cost. Should we just test the idea to quickly see if it works? Kristen Victor said they want to do this move by June 1. Eve Anderson said the Market has acoustic entertainment, but on Garnet you wouldn't hear it. She said Taco Tuesday is a common promotion among the bars, which would be adjacent to the Market, and exposing kids to drunken bar patrons would not help the Farmer's Market to succeed. She asked the vendors if they supported the move, and 3 were for it, 3 were unfamiliar with it, and 5 were against moving the market. Anderson cited too many obstructions on Garnet for families, strollers, older people and said people wouldn't walk or bike – they'd drive – especially older people, and where would they park? Victor said the Eco District has signatures for the proposal and they're posted on the Beautiful PB website and have been sent to Lori Zapf's office. Pulickal and others suggested postponing a vote until more discussion could occur, perhaps by the parking subcommittee. Someone asked if Cass could be a better location. Victor said they had studied the locale and Garnet was the best option. Added that the signatures obtained had not been from any bar owners.

Jim Morrison moved to support the Farmer's Market move. Tony Franco seconded. **APPROVED** 9-4-2  
"No" votes were mainly due to concerns about parking, proximity to bars, and desire for more time to consider the move.

**At 9:00 Jim Morrison moved to extend the meeting, and there was a second. Motion passed. Paula Gandolfo and Amy Gordon left.**

#### Item 12 - **PBPG By-Laws (Action Item)**

Approve draft by-laws created by City Planning Dept. This agenda item was moved to after the subcommittee reports below.

### Item 13 - **Development Subcommittee (Action Item)**

Presenter: Henish Pulickal

1) Paseo Mews - 170214. Mixed use phased development of 20 new residential townhomes/live work lofts and retail for a total of 46,256sf at 875 Garnet Ave. *Subcommittee recommends motion to approve.* Chris Olson moved to approve. Jim Morrison seconded. **APPROVED** 12-0-1

Henish Pulickal stepping down from Development Subcommittee chair. Karl Rand will be chair now.

2) Thomas Ave - CDP 496888. Demo existing single family and construct two detached homes on two legal lots 1356 Thomas Ave. *Subcommittee recommends motion to approve.* Jason Legros moved to approve. Kristen Victor seconded. **APPROVED** 12-0-1

3) Law Street - CDP 515279. Demo 2 houses, construct 2 new houses at 1064 & 1068 Law St. *Subcommittee recommends motion to approve.* Steve Pruettt moved to approve. Jason Legros seconded. **APPROVED** 12-0-1

### Item 14 - **Other Subcommittees and Reports (Time Permitting)**

Traffic & Parking: open

Code Compliance: Jason Legros

Pacific Beach Community Parking District: open

Special Events: Eve Anderson

Communications: Baylor Triplett

Due to length of meeting, there were no subcommittee reports and no vote on the by-laws.

### Item 15 - **Adjournment**

**Next PBPG Meeting:** Wednesday, May 24, 2017 6:30-8:30 pm