



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, May 24, 2017: 6:30-9:00 pm
MINUTES – FINAL

Item 1 - Call to Order, Quorum

Members Present: Baylor Triplett, Ed Gallagher, Ben Ryan, Jason Legros, Karl Rand, Henish Pulickal, Steve Pruett, Jim Morrison, Chris Olson, R.J. Kunysz, Eve Anderson, Liz Segre, Michael Martin, Paula Gandolfo

Members Absent: Marcia Nordstrom, Peter Lee, Amy Gordon, Kristen Victor, Tony Franco

Recorder of These Minutes: Liz Segre

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

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

Chris Olson – Said the Century 3 (C-3) breakfast would be on Thursday 7-9 am; topic was Pacific Beach EcoDistrict. Brian Curry was to speak at the breakfast. Other speakers would include Michael Prinz and Kristen Victor. Was to be held in Balboa Park in House of Hospitality. Olson invited all to attend.

Jason Legros – Commented on the COW training. Felt it was better than the electronic version. There was extensive Q&A. Said that language translation services are available for planning group meetings; contact the planning department for information. Said the question was raised of what the circumstances are for when the planning group's recommendations aren't followed. Said the City does look closely at our votes and the reputation of our group. For example, they value our input if we seem well informed on the issues at hand and if we provide good reasons for "no" votes.

George Katakaidis – Spoke about the Lil' Farmers Café, which is a new business in PB (on Garnet Street). They offer acai bowls and organic foods. He'd like to participate regularly in our meetings. Eve Anderson said he'd like to run for our final open commercial seat.

Marcella Bothwell – Said the San Diego Lifeguard Breakfast would be at 6 am on June 9 at Mission Bay Yacht Club. Also announced the June 24 PB Town Council annual wine and beer tasting fundraiser at the Woman's Club's Hornblend Hall.

Don Gross – Spoke about the mosquito treatment area in PB and the fish release on June 1 at 3 pm at CP park. Commented on pursuit of happiness, PB problems – felt pessimistic about the future of our community.

Item 3 - Current Agenda - Modifications and Approval

Rearranged a couple of agenda items.

Someone moved to accept the modified agenda; someone seconded. **APPROVED** 13-0-0

Item 4 – **April 26, 2017 Minutes - Modifications and Approval**

Corrected a typo on the January 2017 minutes: 8” vs. 8’.

Someone moved to accept the minutes; someone seconded. **APPROVED** 13-0-0

Item 5 – **PBPG Chair’s Report (Information Item)**

Presenter: Henish Pulickal

Pulickal asked for feedback and advice from PBPG board members and from the public. Prefers calls during business hours. Emails anytime.

Said we need to start our meetings on time. Procured a better projector for our meetings; Michael Martin will manage the projector during meetings. Pulickal said that at Community Planners Committee meetings they use timers on the screen, and he’d like to do that to keep things moving during our meetings.

He’d like to change our discussion method during presentations. He’d like presenters to speak uninterrupted and then ask each board member for comments/questions.

Said that COW is valuable training, but if necessary should at least do E-COW. Legros said if you don’t do COW training, you are legally liable for your actions while on the board. Also mentioned the Brown Act, which says you must not discuss agenda items with board members outside of the official meetings. Anderson said that if we are sued the City would not indemnify us if we break these rules.

Pulickal mentioned the C-3 breakfast that Olson had announced earlier. Said it would be very worthwhile, if only to see Balboa Park so early in the morning, when it’s not crowded!

Item 6 – **Councilmember Zapf Representative (Information Item)**

Presenter: James McGuirk

McGuirk passed out Zapf’s newsletter. Said homelessness is a big issue and will only get worse. The City Council is forming the Select Committee on Homelessness, which is supposed to update the City’s Comprehensive Homeless Council Policy, which hasn’t been updated since the mid-’90s.

On May 1 the City Council began reviewing the budget, finishing this process in mid-May. The next step would be to provide recommendations to the Mayor’s office.

McGuirk said we are losing police officers, who are underpaid here compared with officers in other places.

Discussed the Get It Done app, which you can download on your phone. The app lets you report issues, such as graffiti and potholes, that need to be addressed. You can even take a photo of the problem and geo-locate it through the app. The idea is to help the City’s fix-it crews be more efficient. Zapf has asked the Mayor to put more money into that app.

Last year PBPG approved four roundabouts: three on Crown Point Drive and one on Foothill.

Talked about the Summer Reading Book Drive, which is underway. Zapf’s office is helping the City’s Public Library department to collect books for kids to read over the summer.

Mentioned Zapf's participation in Arbor Day celebration, with replanting of 23 trees next to Crown Point Junior Music Academy.

Legros commented that the Get It Done app may not be effective. McGuirk said Zapf's office is asking the City for \$500,000 to tackle the issues with the app. Said the app is effective for items like potholes, graffiti and tree trimming but maybe not so effective for other issues. Zapf's office would like the app to be more effective. The City is collecting the data produced by the app. Also, if you have an issue to raise with the City, you can always contact McGuirk.

Don Gross and Jim Morrison wondered how the roundabouts gained approval; would like pedestrian crosswalks. McGuirk said the neighbors expressed interest in the roundabouts.

Joe Wilding asked about graffiti on green fences at construction sites, which seems to persist for long periods of time. Can't the City keep up on this? Seems easy to just paint over it with green paint. McGuirk said he has contacted two of the construction outfits on this and asked for results.

Someone asked if the City could present data from the Get It Done app to various planning groups around San Diego. McGuirk said yes.

Someone asked about cars running red lights at two intersections. Could the City have two officers there? The tickets they issue could pay for their salaries. McGuirk said he'd relay the message to SDPD and also see if Officer Larry Hesselgesser could attend PBPG meetings.

Don Gross asked if bike lanes can be included in the planned roundabouts.

Item 7 – Mayor Faulconer Representative (Information Item)

Presenter: Anthony George

George did not attend this meeting.

Item 8 – Climate Action Campaign (Action Item)

Presenter: Alicia Race

Motion to send a letter in support of Community Choice Energy to Mayor Faulconer and San Diego City Councilmembers

Race did not present this topic; Bill Powers spoke instead. Said the 2000-2001 energy crisis resulted in communities being allowed to choose their energy. Now, Sempra Energy has created an unregulated affiliate to lobby against community choice energy.

Powers wanted a motion by the PBPG board to send the above-mentioned letter of support to the Mayor and the City Council. Paula Gandolfo so moved, and Jim Morrison seconded.

The City just completed a technical feasibility study on this.

SDG&E would do the billing. The City would choose the energy options. This would be a city-wide power authority.

SDG&E's lobbyists argue that a smaller customer base means less infrastructure commitment.

Ed Gallagher said he was concerned about a lack of competition, as we saw happen in the past.

Dan Parson asked what about gas? Powers said this proposal is strictly about electricity.

Pulickal said he had a draft of the letter already.

The motion to send the letter was **APPROVED 13-0-1** (Pulickal abstained).

Item 9 – Code Compliance (Information Item)

Presenter: Jason Legros

Subcommittee update including potential new PROW walk.

The next Code Compliance committee meeting would be on June 7 at 5 pm at Taylor Library.

Eve Anderson spoke about the Public Right of Way (PROW) program; said our business district should be implementing this. For example, some businesses have too many signs out front.

Anderson called for representatives from Discover PB, beautifulPB, and PB Town Council to attend the meeting and take an interest in the PROW issue. Said that around 115 infractions were found during a recent check of the business district. She found a spot where a wheelchair would not be able to pass by a tree. Urged everyone to attend that June 7 meeting.

Item 10 – Traffic & Parking (Information Item)

Presenter: Chris Olson

Subcommittee update: potential name change.

Chris Olson said he had a Powerpoint presentation to show us but it wasn't available at this meeting. Said the PB Parking District wants all Pacific Beach residents to fill out a survey at www.pbparking.org on parking, bike lanes, traffic circulation, etc.

The subcommittee met on May 15 at 6 pm at St. Andrew's by the Sea Episcopal Church. (They meet there on the third Monday of each month.) Discussed the Get It Done app and how to use it. People thought it was great (unlike feedback from earlier in this PBPG meeting). Olson said that if you use the app and the problem isn't solved, then contact him and the subcommittee.

They discussed the subcommittee's mission statement and the EcoDistrict. For the mission statement, they want to keep the language simple and not too technical. Would like to rename the group as the Streets and Sidewalks Committee. There was a feeling that the words "traffic" and "parking" were too negative.

They'd like to create a plan for a bike boulevard/complete street on Law, Fanuel, or other street.

Regarding the idea of a traffic circle on Foothill: The City Council wants their input on this. They will look at the idea of traffic signals, too.

Pulickal said that pedestrian-friendly goals are very worthwhile pursuing.

Don Gross said at the subcommittee meeting that pedestrians should be considered the number one priority.

Wilding asked why cyclists don't consider using quieter side streets, such as La Jolla Hermosa, instead of the busier streets.

Gallagher said the survey doesn't actually mention the possibility of closing a street.

Olson said the committee took a year to create that survey – considered many different ways of wording things.

Anderson said we should ask Bird Rock businesses about effectiveness of the traffic circles.

Someone not on the Board said that when we consider traffic circles, we should pay attention to maintenance and the fact that you have to remove parking spaces to maintain sightlines.

Another attendee said a developer in Bird Rock had to pay for the construction of one or more of those roundabouts.

Item 11 – **CRMS (Action Items)**

Presenter: Karl Rand

- a. **American Lung Association of California** Presentation on proposed policy to restrict number of permits for Hookah Lounges under California Tobacco Control Program.
Presenters: Debra Kelley and Brianna Roepke.
Motion to implement a conditional use permit restricting the number of hookah lounges under a California Tobacco Control Program contract.
This was not presented at this meeting.

- c. **Project: 532670** – Wilbur Ave Homes (730 & 732) Condo Conversion
Description – Conversion of two existing residential units to condominiums

Rand and the subcommittee recommended unanimously this conversion to condo ownership. Robert Bateman presented. Construction is about 90-95% completed. The subcommittee vote was conditional on the condos not being used as short-term vacation rentals. Each of the two condos would have two bedrooms (before, the structure had four bedrooms). There would be three parking spots. Paula Gandolfo asked if the units would be available as low-income housing. The answer was no.

Jim Morrison moved to approve. RJ Kunysz seconded. **APPROVED** 12-1-1

Gandolfo opposed; cited a lack of affordability.

- b. **Project: 486903** - 5122 Edgeworth Road Project
Description – Subdivide one lot into two; remodel existing single dwelling; add a companion unit; and construct one additional dwelling on a 0.97-acre site.

The presenter was Mehrdad Hemmati. Property is located at the edge of Kate Sessions Park. Need to change the existing driveway. Envisions the separate companion unit being used by a caregiver.

Karl Rand said that at the subcommittee meeting, a member of the public said the neighborhood is subject to a CC&R that says this is a single lot and must stay that way. Other objections: style and character of the proposed structures; water runoff and erosion issues; insufficient setback from sidewalk. The vote at that meeting was 4-0-2. One of the abstentions was re: the CC&R. Karl asked Pancho Mendoza about the CC&R -- he said the project was cleared except there was no documentation of the environmental impact items. A hearing officer would review the developer's point of view and our opinion as well.

Ed Gallagher said access to Kate Sessions Park was there in times past, but perhaps that was trespassing. Asked if there was an easement.

At 8:25 Eve Anderson moved to extend the meeting for 20 minutes, and Jim Morrison seconded. Motion passed 11-1.

The City's standard is to look at square footage of the lot and determine the ratio of building to property. Karl pointed out that the usable part of the property is roughly half of the lot. And it's very steep in the back, dropping off into a canyon.

This property is an exception to the steep slope regulations because of how long ago it was that the developer graded it. So it was grandfathered in.

The small structure can't be rented out.

Karl said the CC&R can/should be considered by the PBPG.

Jason asked if there's documentation that the original owner wanted to develop this lot. Hemmati said yes.

Neighbors said:

Matt P. - This house will be too big and dominating, considering the square footage of the lot.

Randy Nichol - Not just code issues, but the character and scale of the structure. It's too bulky. Fears there's an investor mentality at work here. Said Hemmati is not a resident. The structure is three stories. Nobody else is doing three stories. Nichol wants the buildings to fit into the neighborhood better.

Nancy - Objects to the change from one residence to four. Means more cars on the street. Objects to the "thing" to be built on the top. Wants the house to look more like a regular house.

Another attendee asked: Why are the neighbors objecting to the modernity of the design? And you can't see that the shape of the house is a triangle from the front.

Catherine B. - Lives to the south of the property. Says the builder rents out the home and doesn't live there, so she questions his honesty re: saying he will not be renting it out.

Attendee who's an architect defended the person who designed the structure. Can understand why they don't live there, if the neighbors don't like them. Pro-diversity of home styles.

Chris Olson moved to accept the project. Steve Pruett seconded.

Ed Gallagher said he doesn't understand the objections to the appearance of the proposed structure.

Ben Ryan asked the developer if he would remove the roof over the stairwell (the "thing" previously mentioned by Nancy).

Olson agreed with Gallagher. Sees a lot of comparable structures around.

Jason Legros asked if removing the roof deck make this more palatable to neighbors. Most said yes.

Steve Pruett said he sees a lot of modern houses around, and that horse has left the barn.

Liz Segre agreed with Pruett and said she likes modern houses and doesn't understand the issue the neighbors have with this structure. She likes the roof deck, too.

Eve Anderson was concerned with STVRs and whether the new structures would be rented out in that fashion. Hemmati said no.

RJ Kunysz said that a compromise on the design would be smart. Wondered if there'd be a problem with erosion because of the steep slope to the park.

Jim Morrison said that because of the neighbors' reaction and the CC&R, he feels the project should be scaled back by half.

Paula Gandolfo admired the modern design but felt Hemmati should work on building trust with the neighbors. Hemmati said he can't live there, but his son lives there, and Hemmati visits often.

Anderson wanted to add a stipulation to the motion of there being no STVRs and to remove the full roof deck from the design.

Chris Olson agreed to modify his motion to accept the project but with no STVRs (roof deck would still be accepted).

APPROVED 9-3-1.

Rand abstained because he wanted more info on the CC&R, water runoff, and steep slope.

Morrison voted no because of the large scale of the project and the input from other residents.

Gandolfo voted no because of input from other residents.

Legros voted no because of the proposed roof deck.

Item 12 – Other Subcommittees and Reports

The following reports were not made:

Pacific Beach Community Parking District: Chris Olson

Special Events: Ed Gallagher, Michael Martin
Communications: Baylor Triplett
STVR: Karl Rand

Item 13 – **Adjournment at 9:00 pm**

Next PBPG Meeting: Wednesday, June 28, 2017 6:30-8:30 pm

If additional accessible accommodations need to be made, please contact the Chairperson, Henish Pulickal, at henish.pulickal@gmail.com or 858.380.8765