



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, June 28, 2017: 6:30-9:02 pm
MINUTES – FINAL

Item 1 - Call to Order, Quorum

Members Present: Amy Gordon, Baylor Triplett, Ben Ryan, Chris Olson, Ed Gallagher, Eve Anderson, Henish Pulickal, Jason Legros, Jim Morrison, Karl Rand, Kristen Victor, Liz Segre, Marcia Nordstrom, Michael Martin, Paula Gandolfo, R.J. Kunysz, Tony Franco

Members Absent: Peter Lee, Steve Pruett

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 – His topic was Respect. Urged us during these meetings to be on time, listen while others talk, have respect for government representatives and for the people presenting topics and projects. Also respect fellow subcommittee members by showing up to meetings and doing homework beforehand. For example, it's important to read the written materials beforehand and to read them even if you can't attend a meeting. And ask questions.

Eve Anderson – Topic was Tuesday nights at PB Library, starting at 5 pm. Said it's great fun, and it's a potluck. Since the church across the street from the library feeds homeless but doesn't offer services, the park has deteriorated.

Don Gross – Concerned about intersection of Crown Point Drive and Foothill Blvd. Said the City has marked off the area for crosswalks but said they can't do roundabouts or pedestrian crossings with flashing lights. Would like to see more low-cost housing in PB. Said he has information about the Guy Hill Cadillac project that PB Planning Group did not receive.

Tony Franco – Had an update on the PB Farmer's Market. Received email from president of Discover PB saying additional \$127,000 per year must be paid to MTS and SDPD but the market nets only \$70,000 per year. Feels our market is being singled out. Is asking Mayor's office for guidance. No other farmer's market in San Diego has to pay this kind of money.

Paula Gandolfo – Agreed with Franco's concerns. Spoke about the community garden that's being started at St. Andrews By the Sea church across from the library. Said a \$275 donation provides a box of produce for a needy family. Please share this info with neighbors.

Item 3 - Current Agenda - Modifications and Approval

Jason Legros moved to accept the meeting agenda; Karl Rand seconded. **APPROVED** 13-0-0

Item 4 – **May 24, 2017 Minutes - Modifications and Approval**

Corrected minor items on the minutes.

Jason Legros moved to accept the corrected minutes; Ben Ryan seconded. **APPROVED** 13-0-0

Item 5 –

Consent Items:

Support letter for the Nautical Mile – Jodi Summers of Walk of Fame International sent a draft letter of support for this to H. Pulickal. This is an educational and naval recruitment tool meant to honor our military carriers' technical achievements. The letter will be sent.

Support letter for new security at PB Library – Andie LaComb requested we provide this letter, to be presented to Misty Jones, who is director of San Diego Library. The letter will be sent.

Letter of appreciation for Gary Pence for new safety arrows at Riviera curve before Ingraham. The letter will be sent.

PBPG Chair's Report (Information Item)

Presenter: Henish Pulickal

Pulickal asked if everyone on the PB Planning Group had undergone COW or E-COW training. If not, this must be done ASAP.

Said he will eject people from our meetings if they aren't civil. Referred to the discussion during the May meeting on the Edgewater project, when some attendees were not respectful. Felt he should have not allowed that. Will not tolerate such behavior in future.

Feels that we should consider projects and topics at macro level, meaning not "what's in it for me?" but rather "what's in it for us?" Said this is one of the best boards we have had and has heard similar opinions from other people.

Asked: Should we post the meeting agenda outside or inside the library before meetings? Will continue to post it outside.

Urged group members not to circulate information or opinions on projects outside of our meetings. Said it is appropriate for members to recuse themselves from judging projects if there's an involvement by the member or a conflict of interest.

Regarding absences by board members from meetings: Reminded us that we can't miss four meetings in a row without danger of being removed from the Planning Group.

J. Legros spoke about the recent C-3 meeting and said they accept nominations from groups for potential wetland area designations. The areas must be adjacent to a waterway. We might want to work on such a project.

Also spoke on the capital improvements list and affordable housing initiatives. Said a consolidation of planning groups had been proposed. Does not agree with this idea and neither do other PB Planning Group members.

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

Presenter: James McGuirk

McGuirk said that on June 29 the City and Parks Dept. would hold the 6th meeting on DeAnza Cove at Mission Bay High School. There was to be an open house with City engineers available to discuss.

To learn more about Fiesta Island proposals (there are two right now), you can visit <http://fiestaislandamendment.com/>

July 11 would be the next meeting on Fiesta Island Mission Bay master plan, at Sta. Clara Recreation Center.

Lorie Zapf was to hold a press event on June 29 announcing more money secured for the Bike Bait program to be supported for two years. It has a 100% conviction rate. The bike thieves are reportedly stealing other items as well and committing other crimes besides bicycle theft.

Item 7 – **Code Compliance (Information Item)**

Presenter: Jason Legros

Subcommittee update including potential new PROW walk.

The committee took a couple of walks (one with J. McGuirk) and catalogued problems, such as signs, merchandise and furniture on sidewalks, uneven and broken sidewalks, tree roots, and tree wells not filled in (tripping hazard). Need to find solution for these tree wells.

On July 5 at PB Library there was to be a meeting for creating a mission statement for this subcommittee and for brainstorming.

Franco asked McGuirk if the City would plant trees in sidewalks for citizens. Answer was yes, but you must water the trees, and they must not be trees that would raise the sidewalk. Also there are recommended fills for the tree wells that don't harm the trees.

Item 8 – **Streets and Sidewalks Subcommittee (Information Item)**

Presenter: Chris Olson

Minutes and Project Monitoring Spreadsheet

Olson urged us to examine the Project Monitor table that lists all our projects and to notify him if we want him to add items to the list, so he can track them.

He plans to have meetings with Gary Pence, who is the senior traffic planner for San Diego. Will ask him what we can really accomplish regarding traffic, parking, bike-friendly proposals, and pedestrian-friendly issues.

Asked us to attend the meetings, which are on the third Monday of each month at 6 pm at St. Andrews by the Sea.

Item 9 – **CRMS (Action Items)**

Presenter: Karl Rand

Olson said the De Anza revitalization plan would be released the day after this meeting. Just received a revised plan and must respond overnight! PBPG asked for community gardens (neither plan includes them) and for sand volleyball courts (one plan includes this).

- A. *519207 – Costa Riviera – 4032 Riviera Drive Description – Demolition of existing single family home and subdivision of lot into three lots and construction of 3 single family three story homes, each with a two car garage. Subcommittee approved 7-0.*

The developers said they want to create an aesthetically pleasing property. 3 separate entrances. Got a recommendation to do permeable parking pads in back and permeable pavers in front. They are requesting no variances.

Pulickal asked if the project was similar to the property two doors to the north. Answer: Yes, they did get some ideas from that. The houses are 3 bed, 3 bath with 2 parking spaces and about 1,700 sq. feet. They have roof decks. Solar panels are optional to buyers (but wired for that) and would still mean the buildings are below 30 feet high.

Morrison asked if owners could be prevented from using garages as storage; developer said he couldn't prevent such usage.

Anderson asked if the properties could be deeded to not allow STVRs. Developer said they don't have CC&Rs so can't prevent that. Legros said you can have a deed restriction preventing STVRs. Gallagher said we're not proposing a blanket restriction. Rand said we can make recommendations on this, but as a board we should look further into what we are allowed to do about STVRs. City law states they are illegal, but we as a board need to formulate a policy.

Developer said the plans include a dumbwaiter from the garage to the third floor, something that would please a lot of potential buyers. Said the City has no issues with the project. There are two parking spots, and this is allowed for buildings with two to five bedrooms.

Public comments: Patrick Cotton would like to see one parking spot per bedroom.

Ben Ryan moved to approve the project; Ed Gallagher seconded. **APPROVED** 11-3-0

Reasons for "no" votes: Anderson would like a no-STVR provision included. Kunysz and Morrison agreed with that. Also Morrison would like the garages to be used for cars, not just storage.

- B. *530514 – EKO Blok – 3937 to 3977 Shasta Ave (between Fortuna and Roosevelt Aves) Description – Demolition of three existing buildings and construction of 30 new detached residential units. Subcommittee approved 5-1-1.*

Representative from Golba Architecture presented. Says Shasta is unusually wide and has mature vegetation. Not planning to remove any of the trees along the street. The project includes a lot of green features. Will not require new curb cuts. Sustainable, energy-efficient, as consistent as possible with Climate Action Plan.

The lots are legal family lots, each entitled to have a single-family home, so no variances required.

If they had planned only “big-box” structure, could have done only 24 units instead of 30.

They have four different house plans, to create some variety among the structures. The lots are 95’ x 25’.

At the ends of the blocks, the homes would be more squared-off, with one in front and one on the alley.

All have roof decks, and there are various configurations of these decks – some with trellis coverings, others with plain roofs, solar arrays, etc.

There would be no loss of parking.

Landscape architect said all plantings will be low-water, and there’d be high-efficiency irrigation with re-use of gray water. Said not many San Diego projects include these features. Community garden type of option available.

They are requesting two deviations: Would need to change lot lines for the end properties that are oriented differently from the other homes. And they want a change to setback requirements in front of two of the buildings and in back on the alley.

Gandolfo questioned the term “community garden” and the presenter said he had misspoken – really he meant just that the owners would be able to use outdoor space for gardening.

Pulickal asked about utility poles in the alley.

The developers are Pathfinder and Silvergate – haven’t built anything in Pacific Beach.

Gandolfo asked about the term “transit-oriented” that had been mentioned. Developer clarified that meant the properties are close enough (walkable) to transit on Grand Ave.

Anderson asked about STVRs. The developer said they’d put in a deed restriction on that.

Public comments:

Elizabeth, who lives behind that alley, asked about the timeline. Developer said there isn’t one yet. Elizabeth is concerned about visibility and privacy in her own backyard. Also concerned about a particular tree – an Italian stone pine – and the answer was that it wouldn’t be removed.

Patrick asked why this property had been sold to private Chinese investors and said it wasn’t allowed to be sold. Developer said the company has no Chinese investors, and the property had been sold to pay off debts.

8:27 pm – Board voted to extend the meeting. Vote was 9-4.

Molly asked if there had been a public notice of the project. Someone with the developer answered that they had met with some of the immediate neighbors, and there had been informal word-of-mouth notice.

Kim said that affordability and density are the main issues in San Diego. Wants a community garden. Proposed it be in the center of the block, and reduce the project by a couple of homes to accomplish that.

Another attendee said he's with Silvergate, and they are working on affordable housing in other areas of San Diego.

Kim asked what the price is for the homes. Answer: Don't know yet, but likely around \$800,000 to \$1 million.

Elizabeth said that if it hadn't been for Nextdoor.com, she wouldn't have known about the project at all.

Don Gross said these projects are all about money.

Laurel Miller said she lives in that neighborhood, and it's a real community, not just a drive-by. It would be nice to have an open space to create a sense of community. ARC was like that, and the community garden there was excellent. Said the project will impact them in a negative way.

Another attendee asked what the garages are like. Answer: off the alley.

Bess Eberhardt said her neighborhood has been highly impacted by development. Feels passionately about the community garden idea. Concerned about parking. There is always congestion. Asked why developers don't consider the character of the community.

Legros asked if removing a unit would be feasible. Answer: No, fiscally it would be a problem.

Olson said he was torn because the project has many excellent features but ultimately would like the developer to do something more creative, such as trying to make the street a greenbelt. Would like to see more variation in heights and sizes of the building, as well as some affordable housing. So feels opposed to the plan.

The subcommittee had one abstention in its vote on the project (Kristen Victor).

Eberhardt asked if the decision could be postponed. Said most neighbors hadn't heard about the project, and it feels rushed. Wants an extension.

(At some point during this discussion, Pulickal told Patrick he must leave, because he persistently interrupted other speakers with angry and insulting comments about the developers and the board members. He left.)

8:45 pm – Board voted to extend the meeting. Vote was 9-1. Victor, Kunysz, and Nordstrom had left.

Anderson said there would be other meetings on the project, and the architect confirmed this.

Ryan said the project is a good one and is within the law. Saw no reason to veto it.

Gandolfo said it adheres to the letter of the law but not the spirit of the community.

Legros and Pulickal discussed the board's mandate to recognize what constitutes lawful development.

Legros moved to approve the project; Ryan seconded. **NOT APPROVED 3-8-0**

Reasons for "no" votes:

Triplett agreed with Olson that it's a great project but is missing an opportunity.

Franco said if you remove a community garden, you should put one back in.

Legros said the public attendees had raised valid concerns, such as lack of outreach, which was troubling.

Segre said the project had many nice features, but was also troubled by the lack of outreach and was very interested in the community garden and greenspace ideas. The plan looks too urban.

Anderson said she would have liked them to remove one unit for a garden, but did appreciate the deed restriction on STVRs.

Olson cited a lack of creativity and community land use.

Morrison said he appreciated that the neighbors attended this meeting. Feels the developers do care and could make some compromises.

Gandolfo said she was disturbed by the lack of notification.

Item 10 – **Other Subcommittees and Reports (Time Permitting)**

Pacific Beach Community Parking District: Chris Olson

Special Events: Ed Gallagher, Michael Martin

Communications: Baylor Triplett

STVR: Karl Rand

No time remained for these reports.

Item 11 – **Adjournment at 9:02 pm**

Next PBPG Meeting: Wednesday, July 26, 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