



Pacific Beach Planning Group

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Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, August 23, 2017: 6:30-8:20 pm
MINUTES – FINAL

Item 1 - Call to Order, Quorum

Members Present: Ben Ryan, Chris Olson, Ed Gallagher, Eve Anderson, Henish Pulickal, Jason Legros, Karl Rand, Liz Segre, Michael Martin, R.J. Kunysz, Tony Franco

Members Absent: Baylor Triplett, Amy Gordon, Jim Morrison, Kristen Victor, Marcia Nordstrom, Paula Gandolfo, Peter Lee, Steve Pruet

Late Arrivals: None

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.

Commenter: Don Gross

CIP procedures handout. Councilmember Lorie Zapf and traffic circle issues: Money isn't there, and even if it was it wouldn't matter because the sewer line must be put in. Sewer installation upgrade in south Crown Point. Problem at intersection of East Mission Bay Drive and Grand Avenue: Gross feels Zapf doesn't care about it. Municipal code 84.12 prohibits roadway use by skateboarders but they often ride in roadways. Redevelopment.

Item 3 – Current Agenda – Modifications and Approval

Moved agenda Item 11a (Los Altos Reservoir issue) to Item 6. Olson moved to approve agenda with this modification. Pulickal seconded. **Approved** – 10-0-0

Item 4 – July 26, 2017 Minutes – Modifications and Approval

Pulickal moved to approve minutes. Olson seconded. **Approved** – 9-0-1

Item 5 - PBPG Chair's Report (Information Item)

Presenter: Henish Pulickal

We are an all-volunteer board, including residents and businesspeople. Nobody is paid. If any financial interest exists regarding an issue before the board, we recuse ourselves. Many great projects to improve the community are on the table, but sometimes they don't get support because of community apathy. Sometimes the minority that opposes a project has the loudest voice.

Pulickal conducted a poll: Listed improvements in Pacific Beach by various groups and asked the attendees whether they want them. Said that some were loaded questions.

Said to stay tuned for new plans to make the business district what we all want it to be. Some of these plans have been around for more than 10 years, and they still have no traction.

Item 6 – Councilmember Zapf Representative (Information Item)

Presenter: James McGuirk

McGuirk passed out information on the PB reservoir property up for sale, as well as a flyer on Dog Dayz of Summer 2017 (sponsored by Councilmember Zapf, FIDO, the City of San Diego, and the Humane Society).

De Anza Cove is getting its new master plan for revitalization. Meeting to be held at 6 pm September 5 at Santa Clara Rec Center. There will be an action item on recommendations. It's an important meeting for every member of the public to attend. This is the regular Mission Bay Park meeting.

Current plans by the City Council to regulate STVRs have been almost 10 years in the making. Zapf wrote an editorial about it for the *San Diego Union-Tribune*. Her position is that STVRs shouldn't be allowed in single-family homes. Public hearing is planned for October 23.

Dog Dayz of Summer 2017 is Saturday, August 26, starting at 9 am.

Public attendee asked which zones must be under the STVR ordinance. McGuirk said single-family residences. Attendee wanted clarification: Do single-family residences include condos, for example if you're sharing a wall with an STVR condo? McGuirk said there are certain levels of protection for certain single-family places. High-density zones differ from other zones. Low-density single-family homes are protected from STVRs under the draft proposal.

There was discussion of the draft proposal. McGuirk said the idea is to move away from the investor-type, absentee-owner situations.

Public attendee asked what the minimum length of stay would be. Gallagher said "short-term" means less than 30 days. In multi-family residences it's less than seven days, though nobody is enforcing anything.

Councilmember Barbara Bry is holding a Town Hall on August 30 at the Community Center in La Jolla, to discuss STVRs and gather community feedback. Anderson said the full draft of her proposal is online.

Pulickal said we needed to move on to other topics in this meeting, and we can find information on the STVR issue online in the *San Diego Union-Tribune* as well as on the savesandiegoneighborhoods.org website.

The PB Reservoir property issue was raised. McGuirk said that when the City decides to sell a property, the Mayor's office is notified. If another City agency such as Parks and Rec wants the property, it has the chance to say so. None of the departments said they wanted this particular property. So the City hired a broker to list it on MLS. A lot of people in the community are disappointed with that move.

Pulickal said we can't influence building projects on the property at this stage, while it is still for sale. But we can review development plans when they are formulated. Perhaps next year?

The property is on Los Altos Road.

Olson said he had heard about the closing of the reservoir two years ago; at that time he asked what would happen to the land but received no answer. He felt it would be a great place for a public space. He usually wants to preserve such properties for public use, but he doesn't have a great idea for how to use this one. Felt we should ask the neighbors. But it's not really a good place for a park because of a lack of public transit.

Kunysz asked if the City had done any core samples or environmental studies. McGuirk said no. Is there a slant to the property? McGuirk said yes. Kunysz said that according to the law, a geological core sample must be done to test for potential slippage.

Gallagher said he was disappointed that nobody at the City level wanted to preserve the land for a park.

Anderson asked what the underlying zoning is. Answer: The zone is RS-1-4 (10,000 square foot lot minimum).

Segre said she felt it should be used for a park or other open space, rather than being developed. She lives in that neighborhood, just down the street from the lot, and thought it was strange that she had received no notice of the property being for sale.

McGuirk said it wasn't the City Council's decision to sell the property, and actually it's an asset of the Water Department. The City is not required to notify residents of such a sale.

Anderson said that Max Treece, who lives near the reservoir property, was circulating a petition opposing the sale and had collected a lot of signatures.

Franco asked why the City had hired a group that is based in Chicago to sell this property. Added that once you turn it into private land, it will be impossible to turn it into public land ever again. The Chicago firm doesn't cooperate with other real estate firms – it doesn't offer commissions to other firms to sell the property. Franco said it was a slap in the face to local firms.

Tom Dombrowski, who lives in the Los Altos neighborhood, said the City zoning map shows the property as being on Windsor Drive. The roads are less than 30 feet wide, and there are no sidewalks. It's a walking area. The reservoir existed in the early 1900s. There is no direct access to it from Windsor Drive below, at least not anymore. The access is only from the roads above. In 1978 the Planning Group said the zoning for the property should be the same as for Los Altos Road, which is RS-1-2 zoning. This requires lots to be 20,000 square feet.

Dombrowski said the idea of making the property a park had been raised before, but it wasn't a great idea. The City does need revenue, but this sale would increase the density of the neighborhood by possibly 20 more units, and it would increase traffic.

Dombrowski gave a letter to McGuirk to pass on to Councilmember Zapf and to the Mayor. The letter is from the community. He said he would bring Max Treece's petition to McGuirk as well. He concluded by saying he would like to see a development that is low-density and consistent with the neighborhood.

Anderson asked if the reservoir was pueblo land before it was built in 1908 and if that could be a

possible issue.

Ryan asked Dombrowski what density he was looking for (how many units). Dombrowski said it should be consistent with the RS-1-2 properties in the neighborhood (20,000 square feet).

McGuirk speculated that perhaps no more than 12 units would fit. If we downzone the property to RS-1-4, then the property wouldn't be worth as much in a sale.

Anderson said Kunysz was correct in saying that the land is much more sloped than normal. The gated properties on Windsor are also on a slope. Is that as steep? (Someone said that it was.)

A public attendee said the City has already sent notice that it would demo the reservoir. So a big hole is already going to be dug.

Another public attendee said it seemed backwards to demo now, when soil samples haven't been done. Who would want to buy the property without knowing what the soil sample results are, what the neighbors think, and before it has been graded? Who would want to buy with so much uncertainty?

Another public attendee asked why the City is paying for the demolition. It's a lot of money.

Another public attendee said she used to play in the canyons in the neighborhood and would like her children to be able to play there. When are we going to start thinking with our hearts and not our heads? We don't have a lot of open space in Pacific Beach and should preserve it for everyone to enjoy. She would like to extend the deadline for bids another six months or a year. Wants PBPG to form a subcommittee. Pulickal said we can form a subcommittee on anything.

Olson said there was no official way for PBPG to oppose the sale, but as with the recent ECO Block development proposal, when someone bought the property we spoke up regarding what it could be used for.

The public attendee said she wants to step up and get involved in this. She asked if she could be on the PBPG, and Pulickal said she should sign up to be a candidate for election. She said her neighbors felt they haven't had enough time to react to the sale, don't have any say in it, and are angry about it. It isn't acceptable. She said we should call Jack Straw (director of land use and economic development policy) at the Mayor's office (619-236-7168). Said she has been getting the runaround and that she was told that PBPG had approved this sale a year ago.

Anderson said that the public attendee needed a more public campaign than PBPG can provide. Suggested she call the *San Diego Union-Tribune* and get an article published. Then write letters to the editor about the article.

Item 7 – PB Community Updates

Presenters: Discover PB, Beautiful PB

Olson spoke for Beautiful PB. Said that the previous Saturday they had conducted counts in PB. This was the third year in a row that they had counted pedestrians, bicycles, motor vehicles, etc., all at the same time. For the first time since beginning the yearly counts, there were more pedestrians per hour on Garnet than motor vehicles. It was a dramatic difference from the 2016 count.

On Graham Street there is no pedestrian crossing or safety. It has double the number of pedestrians than cars. 100 pedestrians and 64 cars westbound. 158 pedestrians and 108 cars eastbound. People are walking on the street, and there's no protection from cars.

A public attendee asked what Beautiful PB does with that data. Olson said they do these counts at the beginning of August, which is peak time. The first counts were to get baseline figures.

Pulickal said Riviera is very busy at that spot and dangerous for the pedestrians. He is hoping for a crosswalk to be placed there. Three years ago he had the City come out, and there was a low number of people that day. But probably that was because it was a cloudy, rainy day.

Olson said Beautiful PB does this study in 18 locations.

A public attendee said they know an area (Roosevelt and Riviera) where pedestrians cross diagonally and don't necessarily use the crosswalk.

National Night Out was discussed. It was on Tuesday, August 1 this year. Pulickal said a lot of people were here for this, including a senator and other representatives. It was great fun for kids. A weekly Tuesday night event has been in effect as well (5:30 to 8:30 pm at the PB Library lawn), but it's a summer event, and only one more would occur this year. The purpose is to try to reclaim the library for the residents.

Item 8 – Code Compliance {Information Item}

Presenter: Jason Legros

Code Compliance PROW Walk Tuesday August 29th at 4 pm meeting in front of Buddy's Diner 1564 Garnet Avenue

Legros said the Code Compliance Committee has been surveying the PROW program. The August 29 survey would be of Garnet from Ingraham to Mission Blvd. They'd be looking for violations of the right of way. Sidewalks should be accessible, with no cluttered signs or obstructions in violation of ordinances. Other items to note would be sidewalks in need of repair and the state of tree wells.

Some PBPG board members volunteered to go on the PROW walk.

Anderson explained to the public attendees what PROW is and how businesses who complied to right-of-way regulations would be certified by Discover PB and would display a sticker. That has fallen by the wayside.

Item 9 – Special Events (Information Items)

Presenter: Ed Gallagher, Michael Martin

PAESAN is scheduled for September 27, 4:30-6:30 pm.

Pacific Beachfest will occur October 7.

The Polish Festival will also be that weekend.

Item 10 – Streets and Sidewalks Subcommittee (Information Item)

Presenter: Chris Olson

The committee meets on the second Thursday of the month at the Discover PB office. During the last meeting they talked a lot about traffic circles and roundabouts.

Item 11 – CRMS

Presenter: Karl Rand

Information Item:

- A. *Los Altos Reservoir Issue* - This was discussed earlier in the meeting.

Action Items:

- B. *534245 – Gordon Res. Companion Unit – 1128 Missouri Street – Garage addition to existing detached garage and new companion unit above for a total of 947 sq. ft. of new construction with decks on 2nd floor and roof. Approved at subcommittee.*

A public attendee said that neighbors were supposed to be notified of the project, but they received nothing.

The living space would be 700 square feet, with one bedroom and one bath. The family says there would be no STVR usage – the unit would just be used by family. There would be a living room and a back deck facing the alley. The subcommittee had no concerns.

Kunysz asked if the structure would bridge the gap between the house and garage. Answer was yes.

A public attendee asked if the owners would sign a paper saying they wouldn't rent it out and future owners wouldn't rent it out. The presenter said he believed so.

A public attendee said there would still be the problem of proving that something wrong is occurring regarding the STVR issue. Legros explained that PBPG doesn't want this to be an STVR but rather a legal residence. But we can't turn down projects because of the possibility of them becoming an STVR sometime in the future.

Anderson asked if this project was being built as a result of the new granny flat ordinance. If so, the public attendee might have recourse if the unit began to be used as an STVR.

Legros moved to approve the project. Gallagher seconded. **Approved** – 10-0-0

- C. *562818 – Patel Residence Retaining Wall – 6238 Ocean Breeze Court – Permit for a new retaining wall in excess of 6 feet tall adjacent to rear property line for 100 linear feet.*

The architect presented. The adjoining properties have already been allowed to do this. The fact that the wall is higher than six feet is why the owner needs PBPG approval. The wall will be 10 feet high because of the grade.

Rand asked if the neighbor who lives behind the property had objected. The architect said they had not heard from the neighbor.

Olson moved to approve the project. Kunysz seconded. **Approved** – 10-0-0

D. 548968 – Kendall Beach – 3911 and 3913 Kendall Street – Demolition of existing single family residence and construction of two single family residences on two existing lots.

The designer and builder presented. Each house would be 1,874 square feet, each backing on alley. Each would have a two-car carport, three bedrooms, and 2.5 baths. They will have solar power, LED lights with occupancy sensors, low-VOC paint, and four multislide doors for an airy feel.

Legros asked if the subcommittee had had any issues, and Rand said no, the project was approved. Legros said it was too bad that the houses are so identical except for the colors. We look for more variety.

Kunysz moved to approve the project. Franco seconded. **Approved** – 10-0-0

Legros said he can't attend the CRMS subcommittee anymore. Also he wants to request that presenters sign something saying they won't allow STVRs. He's not sure how that would be done. Perhaps add to a checklist or make an addendum. Should discuss at next committee meeting.

Martin said he was uncomfortable with the idea of asking homeowners to do this.

Legros said we aren't forcing or enforcing it. It's not a legally binding restriction. We'd just be asking people to commit to it. It's like asking people to put in low-water usage systems, which we already do. He read out some possible wording for the statement.

There was discussion of whether the non-STVR commitment would be only for single-family dwellings or also for multi-family. Someone said that condo associations often have these restrictions in place already.

Legros suggested wording like "Our community requests that there be a restriction against STVRs."

Rand said the committee would like to have a standardly worded motion for approval of those projects that would need a mention of no STVRs.

Item 12 – Other Subcommittees and Reports (Time Permitting)

Pacific Beach Community Parking District: Chris Olson

Communications/Tech: Baylor Triplett

STVR: Karl Rand

Item 13 – Adjournment

The meeting was adjourned at 8:30 pm.

Next PBPG Meeting: Wednesday, September 27, 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