



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, September 27, 2017: 6:30-9:03 pm

MINUTES – FINAL

Item 1 - Call to Order, Quorum

Members Present: Baylor Triplett, Ben Ryan, Chris Olson, Ed Gallagher, Eve Anderson, Henish Pulickal, Jim Morrison, Karl Rand, Kristen Victor, Liz Segre, Marcia Nordstrom, Paula Gandolfo, R.J. Kunysz, Steve Pruett

Members Absent: Amy Gordon, Jason Legros, Michael Martin, Peter Lee, Tony Franco

Late Arrivals: Jim Morrison (arrived at about 7:35 pm)

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: Steve Pruett

The upcoming YMCA in PB is located on the PB Middle School campus. Fundraising efforts are ongoing. The executive manager of Beach and Bay Family YMCA, Mike Roberts, is seeking input for a strategic vision for this YMCA location. You can contact him at mroberts@ymca.org. He is a career YMCA person originally from England. We will soon have a full-service YMCA here in PB.

Commenter: Paula Gandolfo

On Thursday, September 28, digging will begin at the community garden at St. Andrew's by the Sea Church at 1055 Thomas between Cass and Dawes.

Commenter: Don Gross

Street cleaning: Other places get money for this and we get no money to do it.

CIP: The money for missing sidewalks: How can we get that?

Gross passed around a photo of a dead rat on pavement. Said it was taken at the intersection of Crown Point Drive and La Mancha Drive. Said there are many problems with animals (rats and worms, mainly) under people's houses. Feels this might be happening because of the sewer project.

Commenter: Kristen Victor

Yellow books have been delivered to houses recently. It's a lot of paper. Also there's a newspaper that is delivered in a plastic bag. It's all very wasteful. As a community we should have the opportunity to say no to these things. Victor asked if they can be stopped. Pulickal said you could contact the publishers of the Yellow Pages to request that they not deliver them to your house.

Commenter: Ed Gallagher

The current De Anza Revitalization Plan includes 40 acres for golf. Gallagher says this is a lot of land that

could be better used in line with the San Diego Vision Plan, which is based on the “City of Villages” concept of a system of self-contained oases where you have all you need to live, work, and play. Gallagher offered three examples of uses for the land that would result in less traffic congestion and fewer carbon emissions:

Dog Park: PB residents drive to Fiesta Island or Robb Field in OB. What if they could walk their dog (instead of driving) to a nearby park in De Anza?

Skatepark: PB has no skatepark, and skaters must go to Robb Field, Claremont, or Mission Valley. They get there by car. Someone else must drive them, since many skaters are underage. Or they skate in parking lots such as Ralph’s or near the PB boardwalk, areas not designed for skating, so they interfere with pedestrian and bicycle traffic. Also skateboards are noisy. With a skatepark in De Anza, many could get there without need for a car ride.

Sand volleyball courts: Many players must drive to South Mission Beach, a long drive from I-5, contributing to traffic congestion along Mission Blvd., West Mission Bay Drive, Grand Avenue. Many in PB could bike or walk to courts in De Anza. Those outside PB would take the trolley and walk from Balboa station. If they drove to De Anza, at least they wouldn’t contribute to traffic congestion deeper in PB along those main boulevards.

Golfers: They don’t walk their golf clubs to the course or bike to the course carrying their clubs. Or skateboard to the course. They drive, even if they live across the street on the north side of Grand. So Gallagher suggested they drive another five minutes to Tecolote or Balboa, and that we use the De Anza golf course land for other purposes. Or they could try tennis or other less carbon-expressive activities at the De Anza Cove that Gallagher would like to see.

Gallagher said he is not anti-golf and in fact is a golfer himself. He is just pro- other things we could use the land for.

Go to www.deanzarevitalizationplan.com or email your comments to Craig Hooker at info@deanzarevitalizationplan.com

Item 3 – Current Agenda – Modifications and Approval

The current agenda contained an error: It said the July 26 minutes were to be approved, but actually it was the August 23 minutes.

Item 11d on the current agenda was postponed (letter to city officials re: our displeasure with De Anza Cove revitalization plans).

Someone moved to approve the agenda. Someone else seconded. **Approved** – 13-0-0

Item 4 – August 23, 2017 Minutes – Modifications and Approval

Pulickal moved to approve minutes. Olson seconded. **Approved** – 9-0-4

Abstentions were from people who did not attend the August 23 meeting.

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

Presenter: Henish Pulickal

Pulickal said that a lot of our PBPG members were at PAESAN earlier in the evening. Explained what the annual PAESAN event is.

Urged us to talk to Mike Roberts at the YMCA so he can learn which services we'd like to see offered there. Said there would be an algebra program designed to help children in 3rd and 4th grades to stay interested in math. This is the age when kids begin to think that math is too difficult and they stop focusing on it. The algebra program should help in growing our population of engineers.

Community Planners Committee: The CPC had their latest meeting on September 26. There were several items to learn, e.g., how far apart trees can be planted and land codes.

Development Impact Fee account: Pulickal discovered that \$300 million has accumulated in this fund and it's strange that this money exists yet we couldn't even come up with the \$173,000 yearly cost to maintain the city's beach and park fire pits a few years ago. It made him think about the De Anza Revitalization plan and how we seem to be getting golf, camping, and a marsh out of it, which is what we already had before. Pulickal said he would look into what the fund is, how the money is used, who is allowed to spend it, and why it's not being used for parks in this area. This is our money, and we are not privy to what is being done with it.

A Change.org petition is urging our community to hold the local churches accountable for the dinners they are holding for homeless people and to change their programs so they limit the dinners to those who are enrolled in programs that move them toward self-sufficiency. Pulickal said the churches' intentions are fine and good, but every six years our homeless population would double at the current growth rate. Are we looking at this situation in the right way, and are we choosing the best way to serve the homeless? In 2001, Portugal decriminalized use of all drugs, and since then their homeless population has decreased dramatically. Drug use and addiction have decreased dramatically as well. What if the churches addressed addiction problems more instead of just feeding the addicted homeless every night? Of course churches have a constitutional right to feed homeless, but could they use their resources in a better way for better longer-term results? Pulickal said he doesn't like having to watch out for needles in the park when he is there with his children.

At the October 25 PBPG meeting we will hear from the head of the Mission Bay Cluster Schools. We will have 100 percent local enrollment soon, which means families are staying in the community and the schools are getting better. The enrollment data will be presented on November 29.

There will be no PBPG meeting in December. The November 29 meeting will be a joint Nov.-Dec. meeting.

Item 6 – Councilmember Zapf Representative (Information Item)

Presenter: James McGuirk

The City Council will discuss the STVR issue on October 23.

A meeting on De Anza Cove will be at Mission Bay High School on November 7. They are trying to move from two alternatives to just one. (This meeting is the October Santa Clara Rec Center meeting that was

postponed.)

Master plan for Mission Bay Park for next 20 years – there will be changes to this. There's a proposal to develop the existing dog park. McGuirk will check on when this will be discussed.

Victor: Two months ago, PBPG voted on the facilities we wanted to be considered for De Anza. What happened to that input? McGuirk: We review all the information and input we receive. It's all shared with Councilmember Zapf so she can decide what position to take and how to vote.

The Mission Bay golf course at De Anza was 42 acres and now it's proposed to be close to 30 acres.

Olson said that two years ago there was a vacancy on the Mission Bay Park committee. Olson was nominated to it by Councilmember Chris Cate and was approved to be on it. The vacancy is still there. Nothing is happening with it. Nobody has answered Olson as to why he isn't on the committee. He was told the person who makes these decisions is being removed.

Regarding the hepatitis A outbreak: Street cleaning is planned for Garnet, from Ingraham westward. Also the PB Library area. Zapf's office has a message on this issue: Educate, sanitize, vaccinate. Victor said she is constantly finding needles outside her office, which is upstairs at the end of a commercial building. Said drug users are camping out there. Feels more areas in the community need to be cleaned. Pulickal said it seems like it's a token cleaning. Gallagher said he has heard that people used to defecate on the street and then pick it up with plastic bags and throw it in the trash. Is that true? And what should be done to prevent hepatitis A from recurring? McGuirk answered that this is being investigated.

Don Gross (public attendee) said that street cleaners in our area throw everything up in the air. But he knows of another type of street cleaning truck that uses water to avoid that.

Item 7 – PB Community Updates

Presenters: Discover PB, Beautiful PB

Sara Berns, executive director of Discover PB, spoke about BeachFest (October 6-7). There will be kids' activities, and now that DecoBikes has been removed from the boardwalk, that's the spot where the kids' activities will be.

Clean and Safe Program – On channel 10 this evening there was a great news story. The program is about six or seven months old. Berns is asking for donations and for ideas on fundraising. They need to raise about \$60,000 to finish out the year. This amount would bring them up to March.

Gandolfo asked if there has been feedback on the PB Street Guardians. Berns said they have done a great job of cleaning up the alleys. They can do cleaning projects for hire and lots of other things. They are currently working on the Grand Avenue median to clean it up after the sewer project.

Kristen Victor presented for Beautiful PB. Spoke about placemaking. There's a draft ordinance to replace the existing one, which would encourage more murals and popups, such as furniture popups. The problem she sees with the draft ordinance is that it addresses only commercial areas. She was cited for \$1,100 because she had a furniture popup in front of her home. The founders of Beautiful PB met with City people to raise their concerns. On October 17 the City Council will discuss. Victor said we should use our voices to contact Council members, go to the meeting, and share our opinions about placemaking in

our community.

Victor said that equity aligns with equitable development. We are seeing single-family homes being knocked down and replaced with multiples. Gentrification is happening. Not in alignment with EcoDistrict principles. Anderson suggested reaching out to other communities in San Diego to see if they also would support placemaking. Victor said that yes, other communities are doing placemaking, but the cost of murals has been prohibitive. The Mayor's nonprofit has been able to get murals done with no license fee. Placemaking should be quick, cheap, and easy. But it has been very hard to get the murals done. Anderson asked if we can add this item to a future PBPG meeting agenda and have Victor speak about it. Victor said the process is to have the issue be considered by a development subcommittee and then it would go to PBPG. She will also write a letter to each Council member.

Item 8 – Code Compliance (Information Item)

Presenter: Jason Legros

Legros did not attend this meeting, and there was nothing significant to present anyway.

Item 9 – Special Events (Information Items)

Presenter: Ed Gallagher

On December 9 the Santa Run will occur, with the holiday parade afterward.

PBPG will have a booth at BeachFest. We will use an email chain to plan for our presence there.

Item 10 – Streets and Sidewalks Subcommittee (Action Item)

Presenter: Chris Olson

Olson said that next month there will be several action items, but this time there's just one.

- a. Make continuous red curb from the NW corner of Jewell Street and Garnet Avenue to the driveway entrance for the Von's Gas Station on Jewell. Passed subcommittee 5-0-0*

Nobody parks there, and even if they do, they block a lot of cars from turning right. PBPG has discussed this issue in the past, but Olson couldn't find it in the minutes.

It's one lane, but people use it as two. The red paint will encourage the two-lane use for sure.

Olson moved to have a continuous red curb from the northwest corner of Jewell Street and Garnet Avenue to the Von's driveway. Kunysz seconded. **Approved** 12-0-1

Item 11 – CRMS

Presenter: Karl Rand

Action Items:

- a. 554713 – 844 Opal Street – Construction of two single-family dwellings totaling 4,524 square feet on two contiguous lots in the Coastal Overlay zone.*

Dan Mullen presented. Client is Steve Gauthier. Existing structure was built in 1947. A historical review was completed and found no historical significance. The new design has a “modern beach aesthetic.” Each structure has small penthouse with roof deck. Carport accessible from the alleyway. Fully compliant with regulations. The only considerations have been some engineering issues and compliance with the historical review. There will be solar voltaics.

Board Comments and Questions:

Victor: What is the zoning? Mullen: RM-1-1. Victor: Sustainability features? Mullen: Full compliance with the green building code. Waste management. Age-in-place features.

Pruett: Can there be some differentiation between the structures, which look exactly the same? It looks like one big mass. Mullen: Yes.

Kunysz: Will there be water reclamation? Mullen: No.

Olson: Something that was brought at the subcommittee was safety lighting for the alley, such as motion-detecting. Mullen: Yes, the client would want to do that.

Anderson: Can there be more differentiation between the two homes?

Segre: Same thoughts as Pruetts and Andersons as to differentiation.

Ryan: More windows would look nicer. Mullen: They did consider that, but they were somewhat limited. Pulickal: The windows look too small, actually. Mullen: Those small windows are accent windows for the bathrooms.

Gallagher: The EcoDistrict checklist calls for cross breezes and for using southern light. Both reduce energy use. Mullen: Most of the windows face west and south. Trees are planned to provide shade outside. Victor: The small windows don't provide daylighting or enough breeze. Mullen: The bedrooms have bigger windows, which face the back (south).

Kunysz: Any solar tubes? Mullen: Skylights are over the stairwells.

Public Attendee Comments and Questions:

Dave: Lives in PB and says this splitting up of what many people would consider single-family lots is happening everywhere. If we don't step up in PB, this massiveness is what we are going to be seeing more of over time. Four of these projects are going up now on his street. If you keep putting these in, if you purchase one of these lots it takes \$1 million, even up to \$1.6 million to get the current owners out. There's not enough parking now, and it will get worse. Mullen: Each house has two parking spots.

Another public attendee: The rooftop entertainment will cause a lot of noise. When the purchasers put outdoor speakers there, the noise carries for blocks. There's no noise-blocking feature on these roof decks.

Another public attendee: A lot of this kind of construction is happening. He has lived on Crown Point Drive for many years. The traffic is terrible. Pedestrians are running across the street. Cars are speeding.

This type of construction increases the problem. Many people don't use their garages for cars, and they park on the street.

Gallagher: Are we happy with the EcoDistrict-related answers we've received tonight? Gandolfo: There should be a water reclamation feature.

Gandolfo: Would each of the two houses have their own trash/recycling bins, or could they collaborate and combine the use? Mullen: Sure, if the homeowners want to do that.

Rand moved to approve the project. Ryan seconded. **Not Approved** 5-8-1

Victor moved to deny the project. Kunysz seconded. **Project Denied** 8-5-1

Reasons for denying the project:

Gallagher: Design is too blocky; sustainability lacking.

Morrison: Too many bedrooms; would like to have carports since the garages are used for junk.

Victor: Wants anything in an RM zone to be multiple-family.

Gandolfo: Doesn't think this looks like sustainability; should be designed with EcoDistrict principles.

Pruett: EcoDistrict checklist; cookie cutter design.

Kunysz: Has the same concerns as Gallagher.

Anderson: Same concerns as Gallagher and Victor.

Triplett: Parking; cookie cutter look; sustainability.

- b. 562051 – Loughridge residence – 1002 West Briarfield Drive – Demolition of existing single dwelling unit and construction of one new single dwelling unit of 3,700 square feet.*

Scott Maas of Safdie Rabines Architects presented. Said the project is preserving the footprint of the current ell-shaped residence. Master suite on ground floor. Stepping back from the boardwalk a lot in order to reduce mass. Planters up above. Beachy, friendly. Repurposing the currently planted roses. An issue that has come up with the California Coastal Commission: They want the view corridors preserved. But none are mapped. So they met, and now the view corridor has been opened up more. Parking is a detached, single-story carport.

Board Comments and Questions:

Ryan: What's the fence on the boardwalk? Maas: Short wall with open stakes on top.

Gallagher: Currently there's a white picket fence and roses. Maas: Keeping the roses. Fence will still be white, though metal.

Kunysz: How will the planters above be watered? Maas: Irrigation. Water will be pumped up (probably gray water).

Maas: There are lots of windows and cross-ventilation. Trellises will be above the windows, and they may use photovoltaic glass above the windows.

Victor: Will the photovoltaics offset the power usage of the home? Maas: Don't know. Victor: Pervious tiling? Maas: Yes.

Triplett: What will the owner do with the residence? Maas: Live in it.

Gallagher: It's a beautiful design; modern; could be iconic potentially. Do the neighbors think there will be view obstructions?

Victor: Yes, it could be iconic. Great potential for EcoDistrict principles to be used.

Olson: He is a neighbor, and he sees the property all the time. Said Maas is doing a really good job. But please: during the construction phase don't allow graffiti on the screening.

Nordstrom: She is also a neighbor. Asked if any of the existing walls would be used in the construction, since the new home will be on the footprint of the older home. Maas: Thought of doing that originally, but the original electrical, lighting, etc., was a mess and it would be cost-prohibitive.

Public Attendee Comments and Questions:

Public attendee: Likes the design but is hearing a lot of "we'll look into that" and "maybe we could address that." Doesn't think we should vote on a project where issues aren't settled.

Another public attendee: Will there be security lights? Maas: Yes.

Another public attendee: Lives next door and is thrilled that the owner will actually live there. Owner has assured him that all regulations have been followed, including those regarding height. But there are some issues, including height and view corridors, that don't seem solved. Perhaps it is premature to vote on this project before they are resolved. He would feel more comfortable. The assessment letter has 11 pages.

Rand: Called the project manager and discussed the issues. The project manager felt there was nothing of concern. She was surprised, however, that in PB the view corridor concerns are for views that are east-west but not north-south.

Olson: Looked at the community plan. When you look at the view corridors, it's about public right of way, not about private property. But he might be wrong.

Maas: He met with the Coastal Commission. They did include setbacks in their assessment, and alterations were made to the plan.

The neighbor said it would be nice if they would make these corrections to the plans before the plans are approved. The neighbor just wants them to be in compliance.

Victor: With the 11 pages of issues, why are you here tonight instead of next month or the following month? Rand: Had asked the project manager if this was really a good time to review the project, and she said yes.

Gallagher moved to approve the project. Someone seconded. **Approved 13-0-1**

At 8:25 pm Morrison moved to extend the meeting another 30 minutes. Someone seconded. **Approved 10-2-1**

c. 568186 – Replace old sign with new 28’ LED display sign at 2830 Garnet Avenue.

Kathy Corvin, permit administrator for Jones Sign Company, presented. They want to convert the regular lit cabinet sign to digital. Would make it look cleaner and nicer. It’s energy-efficient. They will allow community to place messages on the sign.

Pulickal: How would that be coordinated?

Corvin: Brixton Garnet LLC is the owner of the sign. The messages can’t change more frequently than every eight seconds. It’s not close to the freeway.

Gallagher: Freeway signs can only be for restaurants and the like.

Corvin: This isn’t a freeway sign. The signs are dimmable in the evening and can’t be excessively bright (there are City regulations for this). It’s a two-sided sign. Same message would display on both sides. There are other signs like this in the city. “Community” would mean PB – not other groups. At least one community message per month would be displayed.

Someone on the PBPG said: But there’s no solid agreement to do this, and no mechanism.

The owner of Brixton said: Your organization should just ask for something. Just contact the property manager.

Kunysz: Would you be willing to put this in a contractual clause? Owner: Yes. Kunysz: Who would decide which announcements would be made? Anderson: A suggestion is to have only really large community events posted on the sign, not a lot of small stuff. Owner: We can do messages at the last minute. Can be flexible. The messages are posted just by using a flash drive.

Discussed and agreed that Special Events Sub-Committee would be responsible for deciding on the community announcements that would be programmed for the sign.

Kunysz moved to approve the conversion of the sign to digital with the condition that there would be a contractual clause for the Special Events Sub-Committee to be able to post messages. Morrison seconded. **Approved 12-1-1**

Victor: Her “no” vote is because the sign opposes EcoDistrict principles, due to light pollution.

d. Send letter to all city officials regarding our displeasure with the De Anza Cove Revitalization

plans.

This item had been removed from the agenda as noted above.

Information Item:

- a. *Pro and con for Soccer City, presented by Craig Benedetto (in place of Nick Stone) (pro) and Joe LaCava (con).*

Pro:

Soccer is growing in the United States. Attendance is rising. More than 70,000 fans at the Atlanta game last week. SDSU students would rather see a Major League Soccer (MLS) team than the Chargers. San Diego either outpaces or is equal with the largest soccer markets, including TV viewers and local attendance.

The new stadium plan lets you be much closer to the field than the old stadium. There would be 33,000 seats. The average attendance for SDSU football has been around 28,000.

There would be a sports and entertainment district and public recreation fields that are soccer-sized but can be used for any sport. Privately funded river park.

The whole property would be maintained in perpetuity by the property owners, not by taxpayers.

There is an opportunity to have a professional football team stadium should the Chargers come back or another team come in.

Did a traffic analysis. Would reconfigure ingress and egress.

[At 8:45 pm Victor left.]

No taxpayer dollars are required. The project would eliminate an eyesore and create 26,000 permanent jobs, with 42,000 construction jobs.

The group includes soccer players Landon Donovan and Shannon MacMillan, as well as Juan Carlos Rodriguez, the president of Univision Deportes.

The development group is trying to get a special election this fall because they need one of the four available MLS expansion teams and don't want to miss that opportunity.

In a poll, more than 68 percent of the public approves of the plan.

Regarding SDSU: They want to help them. They want to keep the intimate fan experience at the stadium and also create housing for students, faculty and staff. Also office space, retail to support the stadium, and the river park.

Mixed use is required because of the need to meet Climate Action Plan requirements.

Con:

LaCava said he is a paid consultant funded by property owners in Mission Valley. Said this is not about soccer. This is city-owned land – our land. This is a real estate deal, not a soccer issue.

The initiative, environmental analysis, etc., have all been done behind closed doors. We don't like that. We disagree with the traffic analysis. And SDSU should be at the table.

The plan should be fully vetted by the public: neighbors, community planning groups. No closed-door negotiations. At this point we can only vote about it in November. (Reminded PBPG of our vote to approve the issue going to a public vote.)

The analysis done by the Pro group underestimates traffic by more than 40 percent. The Con group hired Sandag to do a third-party independent study. The Sandag study is not final or published yet, however. (Benedetto said the Sandag numbers are wrong.)

The study Benedetto cited looked at 31 intersections. Sandag study indicates that they should have looked at 73-plus intersections.

SDSU is a public institution on publicly owned land. SDSU should negotiate with the Mayor, not with private investors who do not own the land.

SDSU will release a plan in a couple of weeks. They want to be prepared in case the November ballot doesn't happen and is postponed until June.

Support for the initiative has dropped to 43 percent. And 64 percent want alternatives to Soccer City.

The City Council voted 8-1 to look for alternatives.

Soccer City is not about soccer. It is a massive land grab.

Item 12 – Other Subcommittees and Reports (Time Permitting)

Pacific Beach Community Parking District: Chris Olson

Communications/Tech: Baylor Triplett

STVR: Karl Rand

No reports from these subcommittees.

Final addition to these minutes: At some point in this meeting, someone commented that we should have microphones and a PA system or some other form of sound amplification, because some people couldn't hear very well.

Item 13 – Adjournment

The meeting was adjourned at 9:03 pm.

Next PBPG Meeting: Wednesday, October 25, 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