



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, November 29, 2017: 6:30-8:30 pm

MINUTES – FINAL

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

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

Members Absent: Amy Gordon, Marcia Nordstrom, Michael Martin, Peter Lee

Late Arrivals: Jim Morrison (7:20)

Early Departures: none noted

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.

Don Gross:

Fish release this Friday. He has details if anyone wants them.

CPD and Fortuna - Finished that paint if anyone wants the one-way.

CPD and Lamont - Supposed to be a traffic circle. but just crosswalk. No flashing lights. If you are in the area, they're trying to put up flashing lights next month.

Flashing lights - Bayard and Turquoise intersection has one. Why can they have one but it's hard to get one on Grand?

Currently used street sweepers are a lawsuit waiting to happen. Throwing dirt around.

Chris McKellar:

He set up a map on the easel of the Los Altos Reservoir area. He's the designated purchaser of the property by City of San Diego. The City signed the contract today, so he's the owner now. His team sent out notices to the residents that he'd be at the meeting tonight in order to get their input on what the community wants and doesn't want. There's no plan yet, so that won't be presented at this meeting. Wants to hear from community first. The property is 4.76 acres. About 207,000 square feet.

Jeslyn Wynkoop:

Has a paper from 1970 saying this property was the one place in PB that had an antenna after Pearl Harbor. History there. She has a lot of bullet points to go over, but not here.

Greg Nelson:

He's a neighbor. There are no sidewalks or access points. Is there a plan? McKellar said no. Nelson wants 20,000 square foot lots, not 10,000 square foot lots. Traffic is the issue.

Bob Morey: Ceded his two minutes.

John Horst:

Got four minutes. Is a candidate for Congressional seat (52nd district), running against Scott Peters. Is on Mira Mesa planning group. Wants to bring a lot of the same community activism and passion to these local issues. We need to work on homelessness. First step is addressing mental health, second is finding housing. December 9th having a meet-the-candidate event at 11 am.

David Mulcahy:

Lives next to reservoir. For the last several months during construction, there have been lots of vehicles. Counted 18 today. It's a very bad situation. Can't imagine how it will be if 20 houses are built there. We need two homes per acre, not four homes per acre.

Pat Hansen:

Lives next door to Mulcahy. Just moved there in June. There was no communication at all about the construction. It's better to keep the dialog open. People are looky-looky, and additional traffic is caused by that. When it was a water tower it wasn't zoned for residential. But is happy with it being developed because it keeps out homeless and prevents fires.

Item 3 – **Current Agenda – Modifications and Approval**

For item 9, Tandy couldn't make it, so Pulickal will present.

Someone moved to approve the agenda. Someone else seconded. **APPROVED** – 13-0-1

Item 4 – **October 25, 2017 Minutes – Modifications and Approval**

Modifications:

In item 9: The business owner didn't say he'd removed the tree. Rather, he had had it removed.

In item 12: Gallagher had suggested Hornblend be made a bike boulevard, with one half bike lane and the other half vehicular one-way.

Someone moved to approve the minutes. Someone else seconded. **APPROVED** – 11-0-3

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

Presenter: Henish Pulickal

Pulickal learned about a zoning portal at <https://business.sandiego.gov/>. If you want to start a business, this website can help you figure out where to locate it.

He also discovered <http://www.nixle.com/>, where you can get police reports about things that happen here. You can sign up for five zip codes.

He talked about Tesloop, which is a city-to-city shared-car transportation service using Teslas. Pricing varies by time of day and by seat in the vehicle, but it starts at \$29 per seat. More information is available at <https://tesloop.com/>.

Michael Prinz said a draft plan for Balboa Station would be available December 14, when they'd be announcing new zoning for that area.

At the CPC meeting on November 28, the undergrounding of utilities was discussed. The current rate is 13 miles per year. This is a huge improvement over the previous two miles per year.

Regarding our budget: Each planning group has \$500 per year to spend. We bought a projector, but we still have money in our fund. Pulickal recommended that we have a treasurer to keep track of expenditures. We could use some audio equipment. Gallagher talked about an amplification system for attendees who are hard of hearing.

Item 6 – Councilmember Zapf Representative (Information Item)

Presenter: Monique Tello

Tello announced new stop signs on Haines and at Fiesta and East Mission Bay.

Victor asked if the RFPs for PB Pathways signage and for murals could include maintenance and repairs. The idea would be to keep these items as they were when originally constructed, and Victor thinks the repairs should be guaranteed to be done pro bono. The signage and murals are in disrepair and nobody is addressing. Tello said she would follow up on this.

Olson said that on Reed, every pavement marker needs repair. The City has told him it would repave and then replace them all, but he doubts that will happen anytime soon.

Item 7 – PB Community Updates

Presenters: Discover PB, Beautiful PB

Tony Franco said that on Saturday, December 2nd you can have your photo taken with Santa on Crystal Pier for \$10. Or for \$5 if you donate school supplies.

The holiday parade and Santa Run (5k) is on December 9.

Sara Berns urges everyone to shop local.

Pacific Beach is the 13th area in North America to apply for EcoDistrict certification.

Item 8 – Election of New Board Members and New Election Chair (Action Item)

Presenter: Eve Anderson

Anderson has charts of attendance for 2017 for board members and public sign-ins for PBPG general meetings. For board members, the rule is, if you miss three meetings in a row or four total during the year, you can't continue on the board. Anderson said it would be helpful to let the chairperson know if you are not going to attend a meeting.

Among the general public: Don Gross made every single meeting. He was on the PB Planning Group in the past but decided he'd be more effective if he attended meetings as a non-board member.

Regarding tardiness: Nothing in our bylaws mentions whether it's OK to be late to meetings. Anderson urged everyone to be on time and said she was bringing this up now so we could discuss the issue and vote on it during the January meeting.

Currently there are three open spots on the board.

Renee Cookson was up for the southwest region. She's a vice president of PB Woman's Club, a member of various boards in the county and a mental health expert.

Steve Pruett moved to nominate Cookson. Kunysz seconded. **APPROVED** 13-0-1. (Pulickal abstained.)

Scott Chipman is another candidate, but he wasn't at this meeting and we didn't have his petition, so we couldn't vote.

We've had a commercial seat open for five or six months. It's difficult to fill commercial seats. James McGuirk volunteered to fill that seat. He is working with G4 Strategies, a consultancy that helps small businesses with the processes involved in dealing with the City and is representing a hotel currently.

Pulickal asked McGuirk if he'd want to attend the CPC meetings. McGuirk agreed and said he was interested in assuming the treasurer position as well.

Franco nominated McGuirk, and Victor seconded. **APPROVED** 13-0-1

McGuirk had to leave the meeting but said he'd return for the next one.

Marcia Nordstrom has missed three meetings in a row and is therefore off the board.

Franco has been very ill so has a good reason for his absence. Morrison moved to allow Franco to stay on the board. Anderson seconded. **APPROVED** 14-0-1

There was further discussion of non-attendance and tardiness. Victor felt that other conflicting activities should count, especially if the board member is representing PBPG at the other activity.

We have two more open seats.

Item 9 – **Local School Enrollment (Information Item)**

Presenter: Henish Pulickal presented, because Jennifer Tandy couldn't attend this meeting.

Jennifer Tandy represents the Mission Beach cluster of schools. All schools are near or at capacity with continued growth expected. Pulickal thought the beach alcohol ban had something to do with families staying here and keeping their kids in schools here.

Victor disagreed. She had two kids in the local schools and it wasn't because of alcohol ban – just felt the schools were better before. But the schools are improving. Crown Point became a music academy. PB Elementary has a seminar program. The evolution of the schools and community members believing in the local schools paved the way for the young families that are coming in now.

Gallagher said that good schools mean higher property values and higher taxes.

Olson said UCLA accepts a lot of kids from Mission Bay High.

Victor's adult daughters have great accomplishments under their belts, and she thinks Mission Bay High was very good for them.

Rand pulled his kids out of MBHS 10 years ago. Anderson agreed that many people did so at that time.

Pulickal said that Tandy thinks the STVRs are making it difficult to fill PB schools. She has said there are 1,300 STVRs in PB, but Pulickal thinks it is closer to 1,700, which is about 7 percent of our total housing. The trend is growing, too.

There was discussion of the City Council stance on STVRs and the upcoming vote. Morrison urged everyone to call the City Council members.

Pulickal said he would invite Tandy to our January meeting, so she could present more information.

Item 10 – **Code Compliance (Information Item)**

Presenter: Jason Legros

No report made.

Item 11 – **Special Events (Information Items)**

Presenter: Ed Gallagher, Michael Martin

No report made.

Item 12 – **Streets and Sidewalks (Action Items)**

Presenter: Chris Olson

a. All-way stop at Gresham and Wilbur.

Currently there's only a yield sign at north end. A neighbor petition (11 signatures) was turned in a while ago. Olson wanted to discuss at subcommittee but no neighbors have shown up at the meetings. So he was bringing it up at the general meeting. Gary Pence (traffic engineer for San Diego) said the City had looked at the issue, but the project didn't meet their criteria. He thought it would be worthwhile for us to look at it because lots of schoolchildren are in that area.

Olson introduced Dianne Wells, who said that there's no stop sign, just a tall yield sign on Gresham that nobody notices, so nobody yields. On Wilbur there's nothing. On her first day of living there she almost got run over because nobody slows down there.

Wells thinks the traffic study wasn't done at a good time (September). There are 48 children living on that block going to school locally. At the corner of Gresham and Wilbur there are 18 schoolchildren. The near misses are unbelievable on Wilbur. Six homes have been built since that traffic study. The study is wrong. Eleven neighbors signed her petition. They need a stop sign, because the yield sign doesn't work. There have been seven accidents there since she moved there in August. She has been taking photos. There was an accident recently with two guys fighting. One was inebriated.

Wells brought her petition to this meeting. She said the intersection qualified for a two-way stop, but it's not enough.

Someone moved to recommend the four-way stop. Paula Gandolfo seconded. **APPROVED** 12-2-1.

Triplett voted no because he thinks the stop signs are not effective. Gallagher voted no because he wants to start with the two-way stop, which the City approved.

b. Selection of a traffic-calming corridor.

Olson said this would improve safety. The initiative would not focus on main streets like Grand, but rather smaller streets. Speed bumps might work, or maybe other strategies.

He proposed that the list of TC corridors start with these:

Reed
Diamond
Cass
Lamont

Olson wants to meet with the City's traffic engineers on it. Such meetings must be during the City's business hours. He arranged for Gary Pence to come to the next subcommittee meeting, which would be held earlier in the day. It was arranged for Thursday, Dec. 14 at 3:30 pm.

Re: PBPG elections: Anderson said we had forgotten earlier in the meeting that we need a new chair for the Elections Committee. Anderson can't serve because she will be up for election, and it must be someone who is not running. Steve Pruet volunteered to chair.

Item 13 – CRMS (Action Items)

Presenter: Karl Rand

a. 530427 – Fairfield Marriott Suites.

Description: Coastal Development Permit for development of a 112 unit hotel of 70,922 square feet located at 4345 Mission Bay Drive.

A hotel is there now. The project was reviewed in subcommittee, with eight members there. Issues discussed included traffic and the planned wall in front of the pool.

Rand had just talked to the City's project manager, and she saw no problems. The City has safety issues with the wall, but Rand told her of our aesthetic suggestions, and she said that was appropriate to our role.

A representative from the hotel said that we had recommended the wall be more transparent, so they changed the plan to have larger openings that are glazed.

A prominent corner was another issue: We had recommended that there be an educational sign to explain what bio-retention is and how they are achieving it.

The owner is interested in implementing gray water use in the plan, though it is not in the plan yet.

They want to illuminate the side of the building at night for more safety, especially for the people walking there.

The façade has a south-facing wall that could have a mural that represents the community. Victor had recommended this. Also she recommended they have a local artist to do the mural.

Gallagher asked if the art could relate to the community or be educational in some way.

This is a part of that area that would be rezoned starting in 2018. Tony suggested they could build more stories. But that lot is part of the area south of the 5 that must be 30 feet or lower.

Gallagher asked if there could be signage to direct people and eliminate clustering of cars dropping off people on Glendora (such as Uber). Hotel representative said yes.

There may be solar panels on top if height restrictions don't prevent this. No plans to get LEED certification at this time.

APPROVED 14-0-1.

Item 14 – **Other Subcommittees and Reports (Time Permitting)**

Pacific Beach Community Parking District: Chris Olson

The traffic/parking survey is done, and there is a draft summary of the survey results. There were about 800 responses. May have some conclusions at the beginning of 2018.

Communications/Tech: Baylor Triplett

No report.

STVR: Karl Rand

No report.

Item 15 – **Adjournment**

The meeting was adjourned at 8:26 pm.

Next PBPG Meeting: Wednesday, January 24, 2018, 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