



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, January 24, 2018: 6:30-8:30 pm**  
**MINUTES – FINAL**

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## Item 1 – 6:30 - **Call to Order, Quorum**

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

Members Absent: Marcia Nordstrom, Jason Legros (Legros had pre-arranged his absence)

Late Arrivals: none noted

Early Departures: Ed Gallagher left at about 9:00.

Recorder of These Minutes: Liz Segre

## Item 2 – 6:31 - **Non-Agenda Public Comments** (2 minutes maximum per speaker)

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

Scott Chipman: The two plans for De Anza revitalization from the City don't meet our needs. Listed reasons why. Two handouts. Talked about the letter that was sent.

Carolyn Chase: Wants to be on the PB Planning Group. Might be in an area with an open seat? Was on City Planning Commission.

Billy Paul: Was on Mission Beach Park Committee. Thinks De Anza Cove plan is awful. Made no changes to the golf course and to the area north of that. Course is a waste of land. Prime area for entertainment and park use. At most you can have 72 people on 42 acres of land when it includes a golf course. Normally a park should support 300 or more people at a time. A driving range could be good and makes sense, but a golf course doesn't make sense. If you want clean water, there's another solution: Archimedes screw. Make that the new children's pool instead of in La Jolla.

Don Gross: At Riviera Drive and Moorland the sidewalk is failing. Should let people know. West of Reed there's no sidewalk. Mission Bay pocket parks – have been on the books since 1994.

Jim Morrison: Regarding AirB&B: In Rancho Penasquitos a party turned into gunfights. Our group and community are neglected by City Hall. They don't follow through on our ideas and suggestions.

## Item 3 – 6:45 - **Current Agenda – Modifications and Approval**

Pulickal said the additions to the agenda were 1) action items from Streets and Sidewalks subcommittee, 2) letter to City Attorney on height limit, and 3) EcoDistrict subcommittee.

Someone moved to approve the agenda. Someone else seconded.

**APPROVED** – 16-0-1 (Pulickal abstained.)

Olson moved to extend meeting to 9:00 pm. Morrison seconded.

**APPROVED** – 16-0-1 (Pulickal abstained.)

#### Item 4 – 6:50 - **November 29, 2017 Minutes – Modifications and Approval**

There were misspellings of names in the draft minutes – would be corrected in the final version.

Ryan moved to approve the minutes with the corrections. Kunysz seconded.

**APPROVED** – 15-0-2 (Pulickal abstained, and so did McGuirk, who wasn't at the previous meeting.)

#### Item 5 – 6:55 - **PBPG Chair's Report (Information Item)**

Presenter: Henish Pulickal

Zapf to deliver State of the District address Jan. 25. PBPG will be there.

An article in the newspaper disparaged planning groups. The press is bad enough for the authors of those comments that we don't really need to respond about how rude and unproductive they were. At the Community Planners Committee (CPC) meeting, it was said that planning groups need to vote yes sometimes and give constructive feedback.

Gandolfo: We welcome the developers who understand our vision for making the community better, safer, and not over-taxed.

Rand: The developer of the Los Altos reservoir property wanted us to invite the neighbors and get their feedback at the PBPG meeting about the development. So they were using us as a way to connect with the community, which is great.

Pulickal also learned at the CPC meeting that there's a free street tree program. You can get one from a horticulturalist and you just have to commit to getting the tree started, which may take two or three years. Normally the trees available are types that don't lift up the sidewalk.

Legros will not run again for the PBPG, so there will be a vacancy for the vice chair.

Pulickal said if anyone else would like to be the chair, he invites them to speak up. He will continue to be the chair if needed, but he would be happy if others want to take on that role instead.

#### Item 6 – 7:00 – **Government Updates (Information Items)**

Presenter: Monique Tello of Councilmember Zapf's office

There's a master plan for undergrounding utilities. Go to City of SD website to comment. The information there is from 2009, so that needs to be updated.

Zapf's presentation on Jan. 25.

First phase of roundabout at Crown Point.

Gallagher: The master plan for PB is dated (from 1992). Can we learn when the new community plan update will be in place?

Michael Prinz: The community plan update for PB is higher on the priority list than for other neighborhoods.

Don Gross asked about Graham Street crosswalk, and Tello said she would find out.

Gross: Will busing to schools be stopped? Tello said Zapf doesn't handle that, and it's a question for the school district.

#### **Item 7 – 7:05 - PB Community Updates**

Presenters: Discover PB, Beautiful PB

Discover PB is a business district improvement group. If you don't want changes, OK. But if you do, here's what will likely occur in 2018: parking meters and maintenance assessment district (MAD) that would assess a small tax on business owners. They have no source of income except for events like Beachfest. This is not sustainable. Maybe local residents could buy parking passes for maybe \$25 a year, with visitors paying hourly rates. These are the only ideas they have right now for paying to clean up Garnet.

#### **Item 8 – 7:10 – By-Laws Revisions (Action Item)**

Presenter: Eve Anderson

Note: The By-Laws revisions are detailed in a January 22, 2018 email, which is appended to these minutes below.

The By-Laws revisions are designed to encourage full-meeting attendance, by specifying that a member can't miss more than 30 minutes of a scheduled meeting in order to be counted as an attendee of that meeting.

Ryan moved to approve the By-Laws revisions. Rand seconded.

Prinz: The elections handbook was added to the by-laws and also the rule about not requiring home addresses for the 25 petition signatures for commercial candidates. This language if approved would be put in our By-Laws and then submitted to the City Attorney for approval.

#### **APPROVED – 14-2-1**

Triplett opposed because he doesn't trust the government. Gandolfo opposed because she feels it's restrictive for volunteers. Pulickal abstained.

Re: Excused absences: Prinz said the Council policy doesn't allow for excused absences, so there would be a conflict.

Pulickal: With Tony Franco we voted him back in because he was absent because of illness.

Prinz: The Planning staff doesn't recommend including the excused absence item.

Anderson: It's courtesy to contact the chair when planning to be absent.

Re: Recusals and whether it's allowed to discuss an issue and then recuse oneself from voting on it:

Gallagher: This idea might already be part of the City's by-laws.

Prinz: This is implied, yes. But the PBPG proposed change makes it more explicit.

Victor: Can you stay in the room during the discussion?

Prinz: Believes so, but you can't discuss.

Olson: The language is already in the by-laws.

Anderson: What to do if someone violates by discussing and then recusing halfway through?

Prinz: There's a process for dealing with that.

Billy Paul: In other planning groups, you can participate as an audience member and discuss from there. But not if you're sitting with the Board. (Prinz agreed.)

Pulickal: No need for a motion now. We're all been informed.

#### Item 9 – 7:20 – **Election Subcommittee (Information Item)**

Presenter: Steve Pruett

There are 10 positions available: eight residential, two commercial. A map is available to identify the tracts where people live. You must attend a PBPG meeting during the last 12 months in order to run. Also there's a map of commercial zones. You must fill out an application and complete a petition. These are due March 14 at 5:00 pm. Pruett must receive these items. The election will be on March 28 (4:45-6:30 pm). Election packets can be picked up tonight at this meeting.

Cookson: Must I run again? Pruett: Yes, but you don't need the petition.

Morrison: Would we need to change the by-laws in order to change the election date?

Prinz: The election is held concurrent with the March meeting. This is not on the same day all over the city.

Morrison: It's inconvenient because it's right after work.

If a residential tract is open and nobody lives in it, people running in other areas can run for that tract.

#### Item 10 – **New EcoDistrict Subcommittee**

Presenter: Kristen Victor

Victor is cofounder of Beautiful PB, which has now become the PB EcoDistrict. This is the 13<sup>th</sup> registered ecodistrict in North America pending certification.

Victor showed a YouTube video presentation explaining the ecodistrict ideas, including better mobility, such as discouraging use of automobiles. Balboa Avenue station project is an example.

Discover PB business improvement group advocates for small business community. Proposing new vision for Garnet. People have been driving through instead of taking advantage of the benefits of the community. Working to improve homeless situation (e.g. Street Guardians).

Victor shared a timeline of major milestones for the PB EcoDistrict.

Who benefits? Everyone: Residents, visitors, our natural environment.

Safety and mobility: PB counts: One third of cyclists use the sidewalk on Garnet. Proposed farmer's market to be on Garnet.

La Jolla and other communities are asking us for templates.

Victor asked PBPG to form a subcommittee for the ecodistrict, but meetings haven't been scheduled yet.

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

Presenters: Ed Gallagher, Michael Martin

Martin: March 17 will be the inaugural Leprechaun Run – same course as for Santa Run. Same people as who do the Santa Run will sponsor. April 21 will be Bikes, Boards and Brew. July 30 will be Sip and Stroll.

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

Presenter: Chris Olson

##### *1. Cass St. and Sail Bay connectivity and storm drain*

*a. Improve safety for pedestrians and cyclists at the intersection of Cass St./ PB Drive / W. Briarfield Drive with either all-way stop or traffic circle and crosswalk with pedestrian-activated flashing beacon.*

*b. Improve safety and accessibility for pedestrians and cyclists at W. Briarfield and Bayside Walk including ADA ramp, connectivity for bicycle from street. Remove on-street parking as needed to accomplish this.*

*c. Provide storm water management practices to treat contaminated runoff and storm drain backflow at W. Briarfield and Bayside Walk inlet.*

The subcommittee has had two meetings since last general meeting. February will be Olson's last meeting for the Streets and Sidewalks Subcommittee and as a member of PBPG.

At the December meeting, talked about having a traffic calming corridor. Climate action plan supports traffic circles. Talked about feasibility of different streets in Pacific Beach. Cass and Diamond kept coming up again and again.

The January meeting was the bike ride, starting in front of PB Library.

There are problems at PB Drive and Cass (becomes West Briarfield Drive). Problem area for pedestrians and bikes entering and exiting the boardwalk – confusing and lack of access for bikes. Want to improve

the connectivity and work on the storm drain backflow and water management there.

Second thing talked about was idea of making Garnet one way from Ingraham to Mission Blvd. Asked City for a feasibility study.

Third item was about installing traffic circles at four locations:

- a. Cass St. and Reed Ave
- b. Fanuel St and Reed Ave
- c. Cass St and Diamond
- d. Fanuel St. and Diamond St.

These are intersections on PB pathways.

Olson would like us to say if we agree or not with all or some of these proposals.

Gallagher would like a dedicated class I bike path on Garnet, Hornblend, or Felspar. Agrees that Briarfield is a big problem.

Victor agreed with all. Gandolfo too.

Franco said that one way on Garnet is good. Not sure about roundabouts and people understanding them.

Karl liked all. Martin and Triplett as well.

Anderson: What happened to traffic circles on Foothill? Olson: Those are getting very close to funding.

Anderson: The flashing lights on the crosswalks are great and very visible. Wherever you can fit them in, do them. And they are less expensive than traffic lights.

Pruett, Morrison, Kunysz, Cookson, Ryan, and Segre liked the ideas.

Morrison: Fine job. Would like to see some of the traffic circles implemented first (Foothill, e.g.) before we start adding more. Olson: Foothill has been in works for two years now and should be done soon.

Audience member: There were a couple of circles on Beryl but they were removed. Olson says they wanted stop signs there but got circles – but the circles weren't designed correctly. Audience member: Actually, people were hitting them. Olson: Climate action plan favors circles – they keep things moving.

Audience member: Opposed to traffic circle on Diamond, thinks people living there wouldn't like it and that it would actually increase traffic. Olson said he hadn't heard of ones actually increasing traffic.

Audience member: Don't people drive over traffic circles? They should be tall enough so people don't do that. Pulickal said fire trucks often do drive over them if the circles are smaller, because they can't go around. So they have to be somewhat short.

Olson moved to send the City a request to consider the three proposed items, which are:

1. Improve Cass St. and Sail Bay connectivity and storm drain
  - a. At intersection of Cass St./ PB Drive / W. Briarfield Drive install either all-way stop or traffic circle and crosswalk with pedestrian-activated flashing beacon.
  - b. Improve safety and accessibility for pedestrians and cyclists at W. Briarfield and Bayside Walk including ADA ramp, connectivity for bicycle from street. Remove on-street parking as needed to accomplish this.
  - c. Provide storm water management practices to treat contaminated runoff and storm drain backflow at W. Briarfield and Bayside Walk inlet.
  
2. Make Garnet one-way from Ingraham to Mission Blvd.
  
3. Install traffic circles at:
  - a. Cass St. and Reed Ave
  - b. Fanuel St and Reed Ave
  - c. Cass St and Diamond
  - d. Fanuel St. and Diamond St.

Anderson seconded the motion.

**APPROVED** 15-1-1

Franco was against because of concerns about the traffic circles – has seen many accidents with people plowing into buildings. Pulickal abstained.

### Item 13 – **CRMS (Action Items)**

Presenter: Karl Rand

Discussed schedule change for the subcommittee meetings.

*a. Incentive Based Zoning Proposal for Coastal Development (Action Item) Presenter: Dr. Diane Kane*

Karl showed a slide that showed current permit approval process. The 50 percent rule says that we don't review remodels but rather new construction. But many people are saying this is causing a problem and is not what was intended to happen.

So this group came up with proposal for Incentive-Based Development. They have presented in front of the La Jolla and peninsula groups and got letters from those groups. But there was some opposition to some of the things they were proposing. So Rand suggested we send a letter to the City approving their intentions but not their specific proposals at this point.

Kane: Their group was an ad hoc committee of the La Jolla planning group. But after it was disbanded, committee members continued to spend time on this.

Rand drafted some language for us to use in our letter.

Gallagher: What does incentive-based zoning mean?

Rand: We have this process 1 (remodel), which developers take advantage of. Let's replace this with a

fairly detailed list of parameters, and if you fall within this, then you can get process 1. These would be incentives. Would this increase or decrease the number of plans coming before our group? There's no way to know because we don't know how many developers would want to take advantage of it and how many would want to stick with the usual processes of getting permits.

Gallagher: We've all seen buildings called remodels when they kept just one wall. So obviously that's a loophole. But would we be making things too complicated? Need to know more.

Rand: Another example is people building carports that will of course be enclosed later on.

Olson: The overall concept we agreed with, but it's incredibly detailed, and many of the details we wouldn't agree with.

McGuirk: Would like at least a month to go over this proposal because it's so detailed.

Kane: La Jolla Planning Group, OB Planning Group, Peninsula Planning Group: All three have provided letters of support. Looked at what's done in other cities. PB's 30 foot rule is actually generous. 24 or 27 is the norm for residential.

Kane: The code is not consistent and can be interpreted in many ways. The City agrees there is a problem.

Kane's colleague said this is a draft proposal. Asking us to take a leap of faith – the goal is to simplify things. The City said if you can draft this, it would be better, faster. If the City does so it would take a long time.

Currently:  
Lengthy, expensive, unpredictable processes.  
Code language unclear,  
50% rule often abused.

Showed photo of 50% remodels that were really new construction. Also showed designs that were out of scale and not designed to fit into their neighborhoods. Phantom space was an issue, too.

They looked at the systems in three places:  
Los Angeles  
Pasadena  
Coronado – liked this scheme to emulate.

Coronado looks at daylight plane envelope (pushing top of building back from street to allow light).

Showed us an example of a La Jolla project that had already been finished, but with this new proposal in place, the architect thinks it could have passed a ministerial review.

Ryan worried that with this change we'll get lower pitched roofs.

Rand said this proposal wouldn't actually prohibit things that are done now. But Ryan thought it would inhibit design.



Audience member: Shouldn't this group take a month to review this before voting on writing a letter of support?

Rand: The proposal for the letter has been available for a couple weeks. But having said that, still they felt the need to discuss the proposal in detail in subcommittee.

Kunysz: We need to focus on the intention of the letter. Rand then summarized the letter while displaying it on screen.

Board members expressed concerns and/or support of the letter. Some would like more time to study this.

Billy Paul: It's clear that the current situation doesn't work. And we should go ahead and send the letter.

Audience member: This needs more thought – don't support this until it's more refined.

Audience member (architect): Urged us to attack the problem. She's from La Jolla and they developed these ideas to prevent some developments that a lot of people don't like. So please attack the problem.

Gallagher moved to send the letter as written. Anderson seconded.

**NOT APPROVED – 5-11-1**

Anderson, Morrison, Rand, Gandolfo, and Pruett were for the motion. Pulickal abstained.

Karl will recraft the letter at next subcommittee meeting. Kristen wants the letter to include the idea that the EcoDistrict principles be included.

**Motion to extend the meeting passed – 2 opposed.**

*b. 580911 – Felspar Condos. Description: Tentative map waiver for the creation of two residential condominium units currently under construction at 2112 and 2114 Felspar Street.*

Olson moved to approve. Gandolfo seconded.

**APPROVED 14-0-3**

Pulickal abstained. Victor and Ryan abstained because they didn't know enough about it.

*c. Balboa Avenue Station Area Specific Plan (Action Item)*

Olson showed the draft plan that's on the City website. It talks a lot about housing but not a lot about office space. Changing focus from commercial to a lot more housing. The zoning specified there doesn't allow car dealerships and sales. But the existing businesses are grandfathered in. No new ones would be allowed, however. They are incentivizing a change to more residential.

Chris went over the draft response by PBPG to the plan. One item that might not be liked by some PBPG members is allowing higher than 30-foot height if it doesn't impact view. Other items in the letter have

to do with the safe bicycle route.

Triplett thought this is a good opportunity to get affordable housing.

Audience Member: Rose Creek is still a mess. Only Friends of Rose Creek do anything to clean the creek. Feels this plan will be making Rose Creek worse, especially because of the increased population that the area will have. Rose Creek needs to be designated as parkland and get funding from the City to get parkland services. Olson asked her for wording on that to add to the letter.

Audience Member: The plan doesn't help the fact that the intersection of Balboa and Mission Bay Drive is the most congested intersection in the City. Thinks the intersections there should be redesigned. We need some more detailed language about this in the letter instead of just saying "adequate."

Billy Paul: Disagreed with the potential location of the pedestrian bridge over the 5. It should be on Magnolia. Should be eminent domained because that's the location of a bunch of storage units.

Olson: Let's make a motion to do the letter and add the stuff about parkland and about mobility issues. (The PBPG letter is attached to these minutes below.)

Olson so moved, and Cookson seconded.

**APPROVED** 15-0-1

Gallagher had left so didn't vote. Pulickal abstained.

*d. Request city attorney for an opinion on how the DSD believes height can be measured according to Proposition D that set the 30-foot height limit. Presenter: Geoff Page*

Page is going to all the beach planning groups and asking for this. There have been some odd interpretations of how to measure this.

Ryan: It has been measured from the lower of existing grade or newer grade.

Page: For past three years or so it has been from newer grade. Projects are being approved with measuring from inside of a planter.

Rand: Is there something existing in writing on this?

Page: We want a letter from the City Attorney.

Morrison moved to send the letter. Victor seconded.

**APPROVED** 13-2-1

Ryan didn't agree with the language – wanted to propose how the height should be measured. Rand wanted more clarification/specificity. Pulickal abstained.

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

Pacific Beach Community Parking District: Chris Olson

Communications/Tech: Baylor Triplett

STVR: Karl Rand

No time, no reports.

**Item 15 – Adjournment**

The meeting was adjourned at 9:30 pm.

**Next PBPG Meeting:** Wednesday, February 28, 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](mailto:henish.pulickal@gmail.com) or 858.380.8765\*

## Attachment to Action Item 8

On Jan 22, 2018, at 12:33 AM, Eve & Greg Anderson <eanderson4@san.rr.com> wrote:

Hi PBPG Board Members,

As requested, the language for these bylaws changes will be discussed at this Wednesday's meeting. Such changes need to be discussed in public; please read them before the meeting. This is a first draft— with board approval, we'll send them on to the city.

To help ensure a quorum of participating board members at each meeting, PBPG would like to add the following bylaws changes:

**FULL MEETING ATTENDANCE**—Board members shall not miss more than 30 minutes of the duration of a scheduled monthly board meeting, in order to be counted as officially attending a board meeting.

**EXCUSED ABSENCE**—Board members shall provide written notification to the chair and vice-chair, 24 hours in advance, to ensure continued membership, especially if a board member would exceed 4 missed meetings in one year. The chair shall determine if the absence is to be excused.

Also mentioned as problematic is the topic of recusal. Therefore, the following could be added to the bylaws language:

"**RECUSALS**—Any member of the PACIFIC BEACH PLANNING GROUP with a direct economic interest in any project that comes before the planning group or its subcommittees must disclose that economic interest (add) **PRIOR TO THE DISCUSSION** and must recuse from voting and not participate in any manner as a member of the planning group for that item on the agenda."

The intent of these changes was to help the chair know ahead of time if we'd have a quorum. Notifying the chair (or vice-chair) of an absence seems logical and responsible, but is never mentioned in our bylaws. Recusal was added because some noted that members participated fully in discussions, then recused themselves at the last minute.

If you'd like to offer suggestions/additional changes to these three, please email me directly, not the full board. I'll include these ideas on Wednesday. Thanks in advance for helping out.

Eve Anderson  
PBPG Bylaws Advisor

## Attachment to Action Item 13c



On January 24, 2018 the Pacific Beach Planning Group voted unanimously, 17-0-0, to the following response to the Balboa Avenue Station area specific Plan, Draft December 1, 2017:

### 1) Land Use:

- a) The PBPG supports the draft plan policies for housing type and density. Adequate Infrastructure, including mobility improvements, must be assured before increased housing density is permitted.
- b) The draft plan must emphasize creating employment opportunities/growth within the project area in the form of office space and live/work space.
- c) New development on Rose Creek must celebrate the creek not turn its back on the Creek. Do not allow walling off of the Creek Frontage like the recent construction of a storage building behind Sonic Drive-in.
- d) Rose Creek must be dedicated as parkland and be funded by the City of San Diego for park services
- e) Allow building height higher 30ft if it does not impact views.

### 2) Mobility

- a) Prioritize an expedited timeline for funding improvements on Garnet Ave. and the Pedestrian/Bicycle Connection over or under 1-5.
  - i) Garnet Ave Mobility improvements should be a first priority and should not be saddled on developer/renter/buyer.
  - ii) The pedestrian/bicycle bridge/tunnel/ must be moved to phase one and the preferred connecting location is Magnolia Street instead of Bunker Hill.
- b) Garnet Ave Class III bike lanes (Shared) are dangerous and not acceptable. Provide a safe bicycle route from the Balboa Station to bike routes West of Rose Creek and North of Garnet, See image below
- c) Reduce Motor vehicle pressure from the project area caused the La Jolla/Pacific Beach cut-through. Create a La Jolla freeway interchange or other strategies to move La Jolla commuters and transportation out of Pacific Beach.

- 3) **Pacific Beach EcoDistrict Compatibility:** Require all development and/or redevelopment to be compatible with the EcoDistrict Principles and adhere to the most current Project Design Checklist from the PBPG website.



Respectfully,

Henish Pulickal,  
Chairperson, Pacific Beach Planning Group