



Pacific Beach Planning Group

www.pbplanning.org

Pacific Beach Taylor Library

4275 Cass Street, San Diego, CA 92109

Wednesday, February 28, 2018: 6:30-8:30 pm

MINUTES – FINAL

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

Members Present: Baylor Triplett, Ben Ryan, Chris Olson, Eve Anderson, Henish Pulickal, James McGuirk, Jason Legros, Jim Morrison, Karl Rand, Kristen Victor, Liz Segre, Michael Martin, Paula Gandolfo, Renee Cookson, Steve Pruett

Members Absent: R.J. Kunysz, Ed Gallagher (both had pre-announced their absences); Tony Franco

Late Arrivals: None recorded.

Early Departures: Paula Gandolfo left at about 8:20 pm.

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.

Greg Nelson: He is part of the community impacted by the Los Altos reservoir sale. Last week City Council voted to move ahead with current zoning. But the neighborhood is not built for that. Would like to know from Monique Tello what will be done with the property. What does Lorie Zapf think about it? What about affordable housing? What can PB Planning Group do for the residents? Hasn't seen any activity from PBPG regarding what is planned for the reservoir site. Pulickal asked if Nelson had spent time with the Commercial/Residential/Mixed Use subcommittee (CRMS) and if he would want to arrange with Karl Rand to give a presentation to CRMS and prepare an action item. Nelson said yes.

Danny Smiechowski: Candidate for San Diego City Council. Has been here more than 50 years. Worked in real estate. Is a landlord. Has many questions about what is occurring with regard to our money. If elected he will ensure that nobody touches Prop 13. The bond just passed is full of holes. People can't pay their property tax. Water bills are too high. Too much alcohol in PB. Wants to stop the alcohol from draining this community. Not enough dog parks. Tired of the City wasting everyone's money.

John Horst: Was secretary for five years and chairman of Mira Mesa Planning Group. Is running to represent 52nd Congressional District. Helped build the Jonas Salk Elementary School in Mira Mesa. Has a video on his website regarding homeless situation. Wants to stop infighting between City and County and get homelessness solved. Will be on June 5 ballot (primary) against Scott Peters.

Don Gross: Balboa Trolley Station will fail. Mt. Soledad Road isn't included in the plan. Restricted area (residential area) has been on hold. Pacific Beach Drive – pocket parks. There's a way to get PB Drive straightened out. There could be some violence because of these issues.

Leah Higgins: Gave her speaking time to Carol Mulcahy.

Carol Mulcahy: Has lived near the Los Altos reservoir for many years. The road can't handle the traffic they will get. It should be rezoned. Hopes someone will take care of that. We don't need 16 or 20 homes in there. It will be dangerous. If you care about the community that's coming and the community that has been there, please come up and see the problem. Has photos of the traffic problems over the years.

Billy Paul: Lives in Clairemont but comes to PB Planning Group meetings because he's concerned about PB. Worked on widening the boardwalk. Is a veteran. Cares about PB, Mission Beach, and Clairemont. Is concerned about De Anza Cove. It could use a dog park and a skate park. But no, we get golf. No information was given out before the ad hoc committee met. Golf courses are being closed all over. In Escondido they closed two of them. Said we must advocate for our community. "Don't settle for the crap."

Jim Morrison: SANDAG purchased land for \$7 million. Cost to purchase a space was \$28,000 – incredible. Also – Today Mayor Faulconer just called for more affordable housing in San Diego. Morrison is perplexed because HUD said if a family is making \$100,000 they're considered disadvantaged. We will have another million people in San Diego by 2030. Morrison is a candidate for City Council district 2.

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

Removed item 6c from the agenda, since Michael Prinz could not attend this meeting to present. Also removed items 10 and 11.

Someone moved to approve the agenda. Someone else seconded.

APPROVED – 14-0-1 (Pulickal abstained.)

Item 4 – 6:50 - **January 24, 2018 Minutes – Modifications and Approval**

Olson asked that the three parts of the motion in item 12 be referred to in the motion as well as numbered, for clarity.

Olson also asked that the actual letter referred to in the motion in item 13c be appended to the minutes.

Gallagher said that in item 12 he had meant to say "Class I bike path on Garnet, Hornblend, or Felspar" (bike path protected from motorized vehicles) instead of "Class 3 bike path" (shared with cars).

Anderson said that in item 8 Michael Prinz was misquoted as saying the by-laws revisions included no longer requiring 25 petition names for commercial candidates. Actually, the names are required; it is the home addresses of those people that are not required anymore.

Legros's absence from the January 24 meeting was designated as "excused." But Victor said there's no such thing as an excused absence by a board member from a general meeting. So his absence was noted instead as "pre-arranged."

Someone moved to approve the draft minutes, with these corrections. Someone else seconded.

APPROVED – 13-0-2 (Pulickal abstained. Legros, who wasn't at the January meeting, also abstained.)

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

Presenter: Henish Pulickal

Pulickal asked where would be the best place to post the monthly PBPG meeting agenda (inside the library vs. outside the library). Consensus: best to have it in both places. Also, if you follow our Facebook page, you'll be notified of meetings. Triplett is interested in notifying by email anyone would want that. And could provide the agenda by email as well.

Pulickal is looking into software that would let people give feedback on our meetings.

Regarding Bird scooters and Limebikes: Pulickal tried a scooter and found that many others were using them. Everyone seemed to be riding safely. Thought it was cool and easy to get around town. Would like Limebike to present to us at our March general meeting. Shouldn't let the bad apples ruin the opportunity to use these things. (Such as people who are leaving them in bad spots or riding unsafely.) We don't ban dogs just because some people leave dog crap around. When you open the app, it provides rules for riding safely.

Legros said the Mayor's office has said there are no regulations as to where one should leave these vehicles. And there's no plan. This is the official status right now.

Anderson: Where are you supposed to park them? Pulickal: Between sidewalk and street. Also at bike racks.

Morrison: Found one parked right in the middle of an alley. Pulickal: But it's easy to just move them.

Segre: Heard that someone from the company goes around and picks up the scooters every night, recharges them, and takes them to appropriate spots. Legros: *Supposedly* that happens. But does it really?

Item 6 – 7:00 – **City and Councilmember Updates (Information Items)**

1. Councilmember Zapf Representative. Presenter: Monique Tello

New police chief was just appointed unanimously by City Council. Also there are improvements to the way the non-emergency phone number is being answered. They're trying to filter out some reports and sending them to the Get It Done app. Also trying to improve call times. New security cameras around the library. New system where you can look at all the projects in San Diego.

Regarding the Los Altos reservoir property: Tello said we don't know who's bidding yet and who the new owner is.

Attendee: They are operating like a secret society. What about open meetings? We weren't listened to by City Council.

Tello: Councilmember Zapf doesn't support affordable housing in that area.

Pulickal: Often they keep the names of bidders secret to prevent collusion among bidders.

Tello: They are still taking offers.

Morrison: Someone came to our meeting and asked Zapf about a pedestrian bridge from Jefferson Pacific Beach to Mission Bay Park, adjacent to the golf course. The City needs to check on what it would cost so that California Dept. of Transportation can be asked to pay for it. Can Tello check on that?

2. Mid-Coast Trolley Project Update. Presenter: Pete D'Ablaing from SANDAG

Construction update: They are working now on utilities relocation. This has been going on for several years and will take a couple more years to complete. (Oldtown to La Jolla Colony.) Next components are the gas and electric lines and the communications lines (such as AT&T). Also working on retaining walls. Five bridges are being constructed. Such as Balboa bridge. Also San Diego River bridge at Friar Road. Working on track shift onto the new bridges.

Overall about 20-25 percent complete. Completion planned for late 2021. You can follow the project on Facebook. Call 877.379.0110 for info – or email them at midcoast@sandag.org.

Morrison: Likes the retaining walls. Saw graffiti on one of the walls. D'Ablaing: The contractor has put plastic over the walls to protect them. There will be security cameras. Anytime they see someone there they call it in.

Olson: Will there be a bridge to provide access to the bikes across the tracks? D'Ablaing: Yes. Olson: I mean San Clemente Canyon. D'Ablaing: There's no access. Olson: You're blocking it with your fences. D'Ablaing: Not familiar with that but can look into it. Olson: Bridge was discussed before. D'Ablaing: I will look into that.

Victor: The bike path is very safe, and you get a good view of the construction. Thank you for that.

Billy Paul: Regarding the retaining wall: Could have Clairemont High School and Mission Bay High School students put artwork on the walls. Then later you can cover it with a non-graffiti coating. D'Ablaing: We're trying to minimize the graffiti and the amount of maintenance we need. Paul: You'll have less graffiti if there's art – and therefore less maintenance. D'Ablaing: Will tell the higher-ups. Anderson: In favor of the non-graffiti coating. D'Ablaing: You still have to wash it and then reapply the coating.

Anderson: Can our station be called Balboa/Pacific Beach? Balboa isn't a neighborhood. We'd like to be included. Everyone else has a neighborhood name (Linda Vista and Clairemont, for example). Also, we need the pedestrian bridge. There's no safe way for pedestrians to get there. Next time you speak here, can you bring a picture of the design so we can see?

Pruett: What's the timeline? D'Ablaing: It has to be done at the end of 2021.

McGuirk: Can we expect traffic delays? D'Ablaing: The work has been done at night, so you probably haven't noticed.

McGuirk: Is the project on time? D'Ablaing: Right now we are on time and on budget.

Don Gross: The bridge being constructed now is by the railroad and for the railroad. They don't even have a plan for the pedestrian bridge. D'Ablaing: They do have a plan for that.

D'Ablaing: On the website is a dashboard, with a timeline and all kinds of other information.

3. Balboa Avenue Station Specific Plan Response. Presenter: Michael Prinz

(Prinz couldn't attend, so there was no presentation.)

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

1. Discover PB. Presenter: Sara Berns

2018 business awards: You have until March 15 to vote. Will announce winners at the annual dinner on March 29.

Parking update: The subcommittee is meeting quarterly now. Next meeting is March 10. There will be elections for people interested in joining the subcommittee.

The Clean and Safe Program is still fundraising. Street Guardians are available to work six days a week. Trying to raise about \$7,000. More info is on the Discover PB website, and you can donate there.

2. Beautiful PB. Presenter: Kristen Victor

Beautiful PB is hosting a community event to celebrate the EcoDistrict (March 12, 6-8 pm at Broken Yolk). Free dinner!

Victor talked about the various activities of Beautiful PB such as the count and the community garden.

PBPG will hold an EcoDistrict subcommittee meeting at 4 pm on March 8 at 910 Grand Ave., Suite 201.

Ben Ryan's company, Tourmaline Properties, built the community garden as a donation.

Item 8 – 7:15 – **Election Update (Information Item)**

Presenter: Steve Pruett

2018 elections are in process. Residential positions are based on the census tract in which people live. You must have attended a PBPG general meeting in the last 12 months. Also there's a map for the commercial zones. Pruett explained what's required in the election packets.

March 28 is the election, right before our regular meeting.

Election subcommittee's next meeting is Wednesday, March 14, at Tourmaline Properties offices. Get applications from Pruett.

Pulickal: Also, officer positions are open.

Item 9 – 7:20 – **SDSU Site Plan for Mission Valley (Information Item)**

Presenters: Michael Stonehouse (Carrier Johnson) and Jim Chatfield (JMI Realty)

Chatfield presented: Stonehouse's and Chatfield's realty was hired as consultant to help SDSU with its initiative, which will go on the November ballot.

Chatfield is ex military and got a graduate degree at SDSU. They are consultants for SDSU – not going to develop anything there. The Qualcomm site is three trolley stops away from SDSU, which is landlocked at the main campus. They are planning for the future. SDSU contributes \$5.7 billion a year to the regional economy. Wants to do something without expense to taxpayers. Design objectives: Make it feel like a college campus. Integrate natural features. Qualcomm is in the middle of a wetlands. In 2007 there was a huge flood after the big rains. Hydrology was altered when Qualcomm was built, and river assets were ignored. So Murphy Creek floods. Chatfield wants to make a site that works naturally with how the river flows. Would like to bring in some finger parks. The vision is of a lower river park but fingers parks coming into the campus. So there's more of a river's edge.

Doesn't want to close off the campus. Currently it's an open campus – anyone can meander around it.

Mission Valley has a 20-acre deficiency in its parks. Grantville has 10-acre deficiency. Wants to fill that. You end up with 89 acres of park space/open space.

Stadium would anchor the campus, with campus buildings in one area and residential in another.

Mission Valley market isn't strong for office and hotels. But this place could be a magnet for technology companies.

Chatfield showed some views of the possible buildings, with references to existing architecture of the campus. But not planned yet. Showed another view of possible pathways.

The redone stadium would work for NFL. But for now thinking of high school football, soccer, Aztecs, concerts, etc. Would like a more open stadium than the existing one.

Tailgating is important. 1,000-car tailgating site that's soccer and recreation fields by day.

There would be some retail. The plan by FS Investors would have more than 700,000 square feet of retail, but Chatfield's plan would have 95,000 square feet. Wants a grocery store – important for the neighborhood.

A couple of hotels, total of 400 hotel rooms. Residential would be 4,600 units on 15 blocks: townhomes, mid-rise, select high-rise.

All the streets open up to the park. The height of structures would increase as you get further into the center of the space. The renderings Chatfield showed aren't actual designs – just ideas.

There would be 42,000 jobs created (12,000 direct, 30,000 indirect jobs). Chatfield thinks it would take about 15 years to build.

Victor: That land is our land. There are three universities that are bulging at the seams. Can you share the economics with the citizens? Chatfield: The analysis is in the works and will be done in about three weeks. We will pay fair market value on the land. Victor: This process isn't competitive because it's open only to two bidders. This happened in PB, with Carrier Johnson as the architect. Morrison: You should look at the developer for that. Carrier Johnson is very above-board.

Olson: This project should be led by the City. Gandolfo: It should be led by the County. There needs to be affordable housing for the workforce there. Chatfield: The housing will be market housing, with market developers. But we will also do affordable housing onsite (10 percent). And military housing as well. SDSU had to choose whether to just oppose the other initiative or present their own. So that's what they chose. Gandolfo: In my experience, when City land is transferred to a private entity, it becomes unaffordable. Chatfield: I think SDSU needs to grow, and it helps the people of San Diego.

Olson: It's a great design. Triplett: Love the design and open space.

Rand: Where is the parking for the stadium? Chatfield: 5,000 underground, 1,000 tailgating, 200 more in outer areas.

Legros: Is any of the housing dedicated to the university? Student housing? Chatfield: It's a tricky concept because if we call all of the housing student housing, it would be generating a lot of traffic. We're trying to be conservative on the traffic generation. But the developers would do the designs for RFPs from SDSU. It's not baked yet.

Gandolfo: Our public parkland will be privatized and go to whoever can pay for it. Chatfield: For more than 120 years it will go to SDSU for their needs.

McGuirk: Will the City take over the maintenance of the river park? Chatfield: SDSU and the developers will pay for that. It will be like an HOA. Whoever uses it would pay for it.

McGuirk: Incentives for people to use public transportation? Chatfield: It's expensive to park on campus, so that will discourage car use.

Anderson: Imagining the Bird scooters there – scooters to the trolley, etc. Chatfield: Another trolley line is in the works.

Comments from public attendees:

Gross: Large fuel tanks are nearby. Chatfield: There's a cleanup order now and 95 percent of the cleanup is done. We won't be penetrating into that land – we are raising the land up. Gross: I think they'd need to drain through your area. Chatfield: The flow is due to backup and that would be solved.

Paul: Everyone's talking about this as a wasted parcel of land. But the biggest parcel of empty land we have now is at Qualcomm, and it's ideal for a refuge or an emergency evacuation center for a dirty bomb, fire, or tsunami. Not enough parking in this plan for a football stadium. We should allow other events there, but have the place ready for emergency. Put a roof on the existing stadium. I disagree with your project even though I support SDSU.

Another attendee: Where would the garage be? Chatfield: Below the campus but above the river.

Kim Kilkenny: SDSU got the Sierra Club endorsement. Next week will get the police officer endorsement.

Morrison moved to extend the meeting. Legros seconded.

APPROVED 13-1-1 (Gandolfo against; Pulickal abstained)

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

Presenter: Jason Legros

There was no presentation.

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

Presenters: Ed Gallagher, Michael Martin

There was no presentation.

Item 12 – **Streets and Sidewalks Subcommittee (Information Item)**

Presenter: Chris Olson – General updates and parting words of advice

Olson, who is leaving PBPG, presented prepared remarks and provided them for inclusion in these minutes:

PERSEVERE for Pacific Beach Planning Group (PBPG) Success

Chris Olson, February 2018

Proactive and Planning

The name of our group is “planning” and our primary mission should be planning for our community. We must be forward thinking and anticipate what’s next, so we can plan for the future. For example, the PBPG has rejected the Pacific Beachfront Resort project multiple times over the last 25 years. Rather than continuing to react and reject, in 2011, we started working on a plan for the public spaces in this area and all along our oceanfront and connecting roadways. The conceptual plan, the PB Parks Project, was created by the PB Community and it guides future improvements and development in the area. Now, when the Pacific Beachfront Resort project comes back to us we can measure it against the plans we have already established.

Our decisions should be based upon a set of principles, goals and criteria. The last time we worked on our community plan was about 30 years ago and it was adopted by the City Council in the early 1990’s. Some parts of our community plan are still relevant but it needs to be redone now. We cannot wait for the City to tell us it’s our turn to work on it. We have to start now and, in fact, we already have. We have done a lot of work and it is called the Pacific Beach EcoDistrict.

EcoDistrict

Continue developing the EcoDistrict as these are our principles, policies and objectives for making decisions. The EcoDistrict checklist is an example of criteria we have implemented. PB Pathways is an example of an element of our mobility plan. The PBPG needs to continue expanding on the tenets and the implementation tools of the EcoDistrict, working with other community groups. Every action we take should include consideration of the EcoDistrict so that we demonstrate that this is our policy. Then, when it comes time to update the community plan, much of the work will already be done.

Reevaluate, Research, Revise and Refine

The community plan will be written and it will be the cornerstone for decision making. We have to realize the world changes, strategies and methods evolve with changing technology and new issues and opportunities arise. The EcoDistrict needs to be dynamic, not static, and adaptive to change.

Surveillance, Evaluation and Voice:

It is our job to be attuned to the issues in our community, and individual PBPG members should be especially focused on their census tracts or commercial areas. Walk the neighborhood, identify opportunities and speak up for action. For example, identify upcoming road resurfacing projects and assure that bike and pedestrian safety improvements are planned as part of the installation. Once the work is complete, evaluate it and voice issues you identify.

Education

We should continually educate ourselves on the issues and be prepared to make informed decisions. It is not expected that new members of the PBPG come aboard with a broad grasp of the issues but it is an expectation to build on your learning and experiences as time goes on. Theoretically, members of the PBPG should have a better understanding of the issues than the average community member. That's why we're here. Yes, you should listen to the community voices, concerns and opinions but it is also your job to inform the community of the different perspectives and what you have learned. Do for the community what they would have you do if they knew what you know.

Respect

Demonstrate respect for board members, community members, elected officials and staff as well as applicants and their presenters. Be respectful that everyone has a role and a perspective. Gain respect and credibility by making consistent decisions based upon established policy, goals and criteria. Stay aware of policy and process and do not be swept up by drama, sensation, and excitement. All this confusion is blinding.

Engage

Engage the community and beyond including the businesses, schools, students, parents, civil servants, renters and visitors. Bring everyone into the discussion and encourage them to participate as part of the solution. Expand outreach using online platforms. For example, tweet key agenda items and follow-up with tweets of motions and votes. The most successful EcoDistrict is not created by an individual or a handful of activists. The best community is the one where the people say "we did it ourselves".

Item 13 – CRMS (Action Items)

Presenter: Karl Rand

Rand asked if we should present CRMS projects at the beginning of our monthly meetings. Some other planning groups do that. One reason is to encourage more attendance by citizens who might not want to attend our entire meetings. McGuirk, Rand, and Morrison said that would be a good idea. Pulickal said he would consider how to rearrange the agenda. Paul suggested having City staff reports at the beginning of meetings to save City money, and Pulickal agreed it was a good idea.

a. CDP Permit Improvements Letter (SC approved 4-0) review files here: <http://bit.ly/2HFAECN>

Citizens for Responsible Coastal Development presented incentive-based zoning proposal in December at the subcommittee meeting and at general meeting in January. Rand drafted some language after that to say we don't endorse the specifics of the proposal, but we agree that inherent problems exist in the City's current Coastal Development Permit approval process. McGuirk then recrafted the letter based on Rand's draft. Subcommittee approved this letter. Want to send it to the Mayor and also the City Council.

The gist is: We think there's a problem. We have concerns with the specifics of their proposal but we want to work together to find solutions.

(The proposed letter is attached below at the end of these minutes.)

Olson moved to approve the wording of the letter. Anderson seconded.

APPROVED 13-0-1 (Pulickal abstained.)

b. #586819: 3737 & 3739 Haines Street Description: Demolition of existing residence and construction of two new 1874 square feet 3 story (4 bedroom, 2.5 bath) detached single family residences with detached carports on a 0.11 acre site of two lots. (SC approved 3-0-1)

Ben Ryan recused himself from the discussion. He is the president of Tourmaline Properties, who is executing this project.

Deborah Shewaga, architect, of Ideal Design Systems presented. Architecturally the neighborhood is eclectic. The two houses are differentiated by contrasting colors, with some additional differences in the design. The clients will be contributing to the San Diego Affordable Housing Fund.

There are a lot of energy-efficient and ecological features. Square footage of each lot is 2,500, with 1,874 square feet for each building unit. Percentage of coverage is 75%. Doesn't include carport and front porch. Gross: The law says its 60% and the carport doesn't count for this. These are undersize lots. RM1-1 is the zoning, according to the architect. (Multi-family.)

Legros: The diversity of our architecture in PB is suffering with these lot splits and skinny homes. They're boring. Our neighborhoods are turning into this, and it doesn't beautify our neighborhoods.

Attendee: Are they true carports? Shewaga: They are, according to San Diego definition – front and back and open sides.

Victor: The EcoDistrict ideal is neighborhood-appropriate development, but this project isn't.

Cookson: In her neighborhood are a lot of these types of structures, and the neighbors are not happy with it.

Pulickal: What should we do about this? We could change the community plan and thus change the zoning, but people would be against it because property values would decrease.

Attendee: Thought this project looks too urban.

Attendee: If it's truly a carport, it's not included in the square footage. If it's a garage, then it is. It's obvious what a carport is, so why can't PBPG use its authority to do something about this?

Paul: To me, from the front it looks like boxes piles on each other. Need something more inventive, like some detail instead of just some flat walls. Maybe awnings?

Morrison moved to extend meeting. Legros seconded.

APPROVED 13-0-1 (Pulickal abstained.)

Anderson: This plan is legal, and it puts us in a tough place because it means cars will be parked on the street.

Victor: Increased density doesn't mean building big multi-million-dollar homes. It means building affordable housing.

McGuirk moved to pass the project as-is. Rand seconded.

Morrison: Can there be a friendly amendment that the carport would have no walls and that it would be specified in the deed?

Legros: Is the carport to current code? Shewaga: Yes.

APPROVED 9-4-1 (Pulickal abstained.)

"No" votes:

Triplett: Parking and carport issues.

Victor: It should be multi-family because of the zoning.

Segre: Agrees with Victor and also the look is too urban and unappealing.

Cookson: Her neighbors wouldn't like this design.

c. #585050: 3847 to 3859 Sequoia Description: Construction of five (5) 1875 square foot two story (3 bedroom, 3 bath) residences with roof decks, each with an attached two car carport. The site area is 0.29 acre. (SC approved 4-0)

Gary Taylor of GT Designs presented.

Rand: Are carports attached? Taylor: They abut.

Olson: The City had six or seven issues with the project. That's a lot. And the EcoDistrict checklist calls for avoiding hedges and walls in front. You did add some tables out front, but people would actually hang out in the kitchen inside. Taylor: There's a variety of spaces: the roof decks, the large glass windows, a couple of decks in front with glazed railing. Victor: When a patio leads out to the front from a bedroom, I never see activity outside there. So you're designing things to discourage people from interacting. Taylor: They're trying to give people views by having living space on second floor.

Olson: I think it's preliminary for us to vote on this with the outstanding issues.

Anderson: It's overwhelming – there are five units in a row. Two are bad enough. It's a major change to the street.

Victor: Why are you designing single-family in a multi-family zone?

Attendee: It's RM-1-1. It was always supposed to be single-family lots. You can't put duplexes there.

At 9:20, Legros moved to extend the meeting. Pruettt seconded.

APPROVED 12-1-1 (Segre voted no. Pulickal abstained.)

Attendee: This looks like Cannery Row. If you start approving stuff like this, you'll get backlash. These are warehouses with windows on them. On the last project it was a detached carport. These have attached carports. There's just a big game being played here with carports that are quasi-garages and that will be enclosed. It causes parking problems.

Gross: What's the distance between buildings? Taylor: Six feet. Anderson: You could sneeze and infect someone six feet away.

Attendee: It looks like this project is taking out existing trees that are defining the street.

Paul: This is awful and makes me want to puke.

Attendee: Hideous buildings, no aesthetics, no style.

McGuirk: Are we being asked to reject this project because of the possibility that the carports will be converted at some point? Attendee: The previous project had detached carports. This one has attached.

McGuirk: How much to buy these houses? Taylor: Probably \$1.3 million or \$1.5 million.

McGuirk: Hard to believe that people would convert valuable carport space. Attendee: This happens commonly. Ryan: You should call code compliance when that happens. Victor: Calling code compliance doesn't support a friendly neighborhood.

Legros: There are multiple issues still? Rand: It will take a while to get through those. Legros: We don't typically take votes on projects with a lot of outstanding issues.

Rand moved to disapprove the project. Morrison seconded.

DISAPPROVED – 11-2-1 (Ryan and McGuirk voted no. 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 9:36 pm.

Next PBPG Meeting: Wednesday, March 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 or 858.380.8765

CDP Permit Improvements Letter to the City of San Diego

At the Pacific Beach Planning Group's regular meeting on January 24, 2018, the board heard a presentation by the Citizens for Responsible Coastal Development ("CRCD") regarding their Incentive Based Zoning proposal. Various exemptions currently written in the City of San Diego's Municipal Code allow proposed construction projects in the coastal zone to proceed without Coastal Development Permits ("CDPs"). Although the PBPG has concerns with the specifics of the CRCD's Incentive Based Zoning proposal, the PBPG agrees that inherent problems exist within the City's current CDP Process.

Factors related to time, cost and review inhibit those looking to build within the coastal zone from seeking a CDP. In response, various aggressive interpretations of the CDP's exemption criteria have become commonplace. The PBPG believes the CDP permit process must be investigated for cost and streamlining improvements to mitigate the disincentive to pursuing CDPs or provide a workable alternative to a CDP. Accordingly, we request that the Mayor's office direct appropriate City officials (Director of Land Use, Director of the Planning Department, Director of Development Services) to work with each other to explore ways to stem the aggressive use of the CDP's exemption criteria and improve the overall CDP permit process. Further, should DSD look to adopt a more incentive based exemption criteria to coastal permits, we as a leader in Sustainable design efforts city-wide, would request DSD staff include incentives also based on providing sustainable design consistent with the Pacific Beach EcoDistrict.