



Pacific Beach Planning Group

www.pbplanning.org

**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, April 22, 2015: 6:30-8:30 pm
AGENDA**

- Item 1 - 6:30 **Call to Order, Seating New Members, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **March 25, 2015 Minutes - Modifications and Approval**
- Item 4 – 6:40 **PBPG Vacancies (Action Item)**
Presenter: Imelda McClendon
- Item 5 – 6:55 **Chair’s Report & Election of PBPG Officers (Action Item)**
Presenter: Brian J. Curry
- Item 6 – 7:05 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 7 – 7:20 **Development Subcommittee (Information & Action Items)**
Presenter: Chris Olson
1. Mission Blvd. CDP #379965 (4450-4462 Mission Boulevard)
CDP (Process 3) to demo existing older improvements and constructed 6,200 sf single-story retail building on 12,398 sf lot zoned CV-1-2.
Subcommittee recommends motion to approve per plans w/deviations and additional bicycle racks.
 2. Parsley Residence CDP #408934 (3410 Crown Point Drive)
CDP (Process 2) to demo existing older improvements and construct 4,747 sf residence on 5,400 sf lot zoned RS-1-7.
Subcommittee recommends motion to approve with provision that proposed is in compliance with allowable FAR.
 3. Revision of EcoDistrict Project Elements (Information Item)
 4. Planning Grants Update (Information Item)
PB Mobility Study, Pacific Beach Greenways, Parks and Transit Plan
 5. De Anza Special Study Area (Information Item)
- Item 8 – 7:45 **City Councilmember Zapf (Information Item)**
- Item 9 – 8:15 **Code Compliance Subcommittee (Action Items)**
Presenter: Henish Pulickal
1. PROW Update.
Subcommittee recommends motion to approve PBPG letter, co-signed by Discover PB, to Michael Richmond, Director of Code Compliance.

2 Illegal Sidewalk (1760 La Playa)

Subcommittee recommends motion to remove current illegal sidewalk and install standard width sidewalk.

3. Ownership Clarification (Sand area west of Oliver Ave and south of Lahainas)

Subcommittee recommends motion requesting City to clarify ownership.

Item 10 – 8:25 **Traffic & Parking (Action Item)**

Presenter: Michael Beltran

1. Storm Drain Blockage (PB Drive & Noyes)

Subcommittee recommends motion to identify and notify responsible party to remove shrubbery to clear blockage.

Item 11 **Other Subcommittees and Reports (Time Permitting)**

Communications Subcommittee: Baylor Triplett

Special Events: Debbie Conca

Item 12 – 8:30 **Adjournment**

Next Meeting: Wednesday, May 27, 2015, 6:30-8:30 pm (General Meeting)



DRAFT

April 22, 2015

Mr. Michael Richmond
Director of Code Compliance
City of San Diego

Via Electronic Correspondence

Re: PROW issues in Pacific Beach

Mr. Richmond,

We are writing this letter to request your help with the PROW issue in Pacific Beach. On Friday, August 22, several members of the community, the Pacific Beach Planning Group, Town Council and representatives from former Councilmember Ed Harris joined us to walk the business district of Pacific Beach. The purpose of this walk was to note potential code violations, abandoned/neglected news racks and PROW issues. Over 100 issues were found. With the help of Ed Harris' staff and the BID office in PB, many of these issues were corrected promptly, including most of the abandoned news racks cluttering the sidewalks.

Additionally, the Pacific Beach Business Improvement District (Discover PB) sent out letters to the 62 businesses that had not applied for PROW for the current year. Letters were sent out to all non-compliant businesses on September 5, 2014. This outreach had some success; with the most recent count showing 33 of the 62 business have complied by completing the PROW application. Unfortunately that leaves 29 businesses that have not complied.

We are requesting your help to address this situation. Attached to this document is the original letter sent to the businesses requesting compliance and a list of the remaining businesses that have not complied. Please advise what steps will be taken next and an approximate timeline to get these businesses into compliance.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian J. Curry".

Brian J. Curry, Chair
Pacific Beach Planning Group
brian.curry77@gmail.com
619-517-1520

Elvin Lai, President
Discover PB
elvinl@oceanparkinn.com
858-273-3303

cc: Mayor Kevin Faulconer
Councilmember Lorie Zapf

Tarrant Seautelle
202 C Street
San Diego, CA 92101
tseautelle@sandiego.gov
(619) 235-5281

September 5, 2014

Dear Pacific Beach Business:

The City of San Diego and Discover Pacific Beach are working together to promote the Pacific Beach Business Improvement District's Public Right-of-Way Enhancement Program (PROW). The PROW program is designed to optimize the growth and income of retail businesses and restaurants by allowing businesses to use portions of the public right-of-way between the curb and the adjacent property line. The three main focuses of the program are freestanding signs, outdoor displays, and outdoor dining areas. Businesses not taking part in the PROW program are not permitted to use the public right-of-way for business purposes, and may be cited and fined for such infractions.

A recent survey of the Pacific Beach Business Improvement District revealed that many businesses are currently in violation of City regulations regarding their use of the public right-of-way. Examples of the types of violations found include non-permitted usage of the public-right-way, the use of signs which fall outside the regulated size limits, and outdoor dining areas which impede the public right-of-way.

In order to avoid future fines we would like to encourage you, and all businesses who wish to utilize the public right-of-way, to enter into the PROW program. To enter into the program please contact Sara Berns at Discover PB. Sara will be able to answer any questions you have about the program, as well as help you through the application process.

Sara can be reached at sara@pacificbeach.org or 858-273-3303. Information regarding the program, as well as an application form, can also be found attached with this letter

In order to avoid any potential violations regarding use of the public right-of-way please contact Sara and begin your application to the PROW program by September 22, 2014. Alternatively, if you do not wish to join the PROW program please remove any objects from the public right-of-way immediately. Code Enforcement officers will be conducting a secondary survey of the Pacific Beach Business Improvement District after September 22, and businesses in violation of City regulations will be subject to citations.

Sincerely,

Tarrant Seautelle
Council Representative
City of San Diego Council District 2

<u>Eligible Please Contact</u>	<u>Issue</u>	<u>Business</u>	<u>Detail</u>	<u>Notes</u>
1433 Garnet Avenue	sidewalk encroachment	World Curry	4 tables and chairs	2 are ok, 4 require a permit
810 Emerald Street	Signage	Cell Phone Repair	Wrong Location	Address on sign was for a business on Garnet Avenue
1146 Garnet Avenue	Signage	Chalkboard Deli	no sticker	Could apply for PROW
951 Garnet Avenue	PROW	Mileage	Folding Table display on Sidewalk	Could apply for PROW
1753 Garnet Avenue	PROW	Organic Smoothies	Flags on poles	Could apply for PROW
1759 Garnet Avenue	PROW	Barber	Flag on pole	Could apply for PROW
4680 Mission Blvd	Signage	Porter and Hudson Salon	no sticker	Could apply for PROW
748 Emerald Street	Signage	Emerald Beauty Salon	no sticker	Could apply for PROW
4634 Mission Blvd	Signage	Liberty Pizza	no sticker	Could apply for PROW
4628 Mission Blvd	Signage	Embroidery Shop	no sticker	Could apply for PROW
4614 Mission Blvd	Signage	Varios Grillette	no sticker	Could apply for PROW
972 Garnet Avenue	Signage	Off the Hookah	no sticker	Could apply for PROW
4516 Mission Blvd	Signage	Izakaya	no sticker	Could apply for PROW
1356 Garnet Avenue	Signage	Viva Brazil	no sticker	Could apply for PROW
1330 Garnet Avenue	Signage	Tarot Card Reader	no sticker	Could apply for PROW
4500 block of Fanuel	Signage	Diamond Public Parking	no sticker	Could apply for PROW
1148 Garnet Avenue	Signage	El Difference Hair	no sticker	Could apply for PROW
1130 Garnet Avenue	Signage	Zen Sushi	no sticker	Could apply for PROW
1201 Garnet Avenue	Signage	PB Sushi	no sticker	Could apply for PROW
1231 Garnet Avenue	Signage	Star Nails	no sticker	Could apply for PROW
1261 Garnet Avenue	Signage	Barrel Republic	No sticker on A-Frame	Could apply for PROW
1321 Garnet Avenue	signage	Reach Yoga	no sticker	Could apply for PROW
1059 Garnet Avenue	Signage	Quick Corner	No permit on sign	Could apply for PROW
955 Garnet Avenue	Signage	Mingle	No permit on sign	Could apply for PROW
933 Garnet Avenue	Signage	Valencia	No permit on sign	Could apply for PROW
944 Garnet Avenue	Signage	Belli Cappellini	No permit on sign	Could apply for PROW
1761 Garnet Avenue	Signage	Post Plus	Flag on pole	Could apply for PROW
1730 Pacific Plaza	Signage	Pop's Jersey Cheese	no permit on sign; multiple signs in not in front of business	Could apply for PROW
1142 Garnet Avenue	Signage/sidewalk encroachment	Peruvian Brazilian Restaurant	no sticker; seating obstructs right of way	Could apply for PROW

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Wednesday, March 25, 2015: 6:30-8:30 pm

AGENDA

PBPB ELECTION (4:30-6:30 pm)

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

Henish, Billy, Imelda, Beltran, Olson, Karen, Scott Chipman, Eve, Brian, Joe Wilding, Don Gross, Jim Krokee, Baylor

Item 2 Current Agenda - Modifications and Approval

Consent Item: Motion to relocate the Deco bike pad at PB Drive & Campland (Sidewalk obstruction) and relocate west of Mike Gotch bridge.

Objection by Chris Olson, moving to traffic #2.

Approve agenda - Scott 1st, Jim 2nd, approved 9-0

Item 3 February 25, 2015 Minutes - Modifications and Approval

1st: Jim 2nd: Joe approved 9-0

Item 4 Chair's Report

Presenter: Brian J. Curry

CPC community planner committee meeting last night: 42 planning groups. 2 issues: 1. San Diego got an award on how they rate crosswalks. Loring and Wilbur crosswalk will be approved. If we've submitted for crosswalks before, we need to resubmit them to get through new metrics for approval. 2. Great concern for all public planners – "planning by the ballot." Barrio Logan had a community plan, then approved at city level by city council. Then it was put on the ballot for all city residents to vote. Paseo in Del Mar was opposed by 4 planning groups, but passed by city council. Lawsuits or community initiative needed to get things passed. Problem is city can override planning groups. Development services is proposing medical marijuana near highway in PB, but voted against by PBPG 12-5. If we were in favor of a project and "big money" was against it, the city council could vote against it, or vice versa. Voice your concerns with your councilmember. Proposing at CPC level to have a workshop to work better with the city. Sometimes planning groups can make bad decisions, but we're in place for a reason and our voice should be heard. Development services may meet with a developer, and even though there is opposition, then there could be our tax dollars paying for development services to fight the case.

Recognize the planning group members and their contribution over the past year.

Beltran: Traffic subcommittee

Chris Olson: Beautiful PB, school murals, bike paths, PB Parks, development subcommittee.

Karen: Development subcommittee, working with the school district as liaison.

Scott Chipman: Involved in upcoming lifeguard project. Mission Bay gateway, De Anza cove. Save PB org and is on the news often.

Eve: Bylaws chair. PB special events committee, code compliance, PBTownCouncil, Discover PB

Henish: Vice Chair, code enforcement subcommittee chair, development and traffic sometimes.

Joe Wilding: former code chair, removes illegal news racks, bouncer.

Baylor: IT chair, website. Attends other subcommittees sometimes.

Don Wilding: Goes to code, traffic and development. MB Park committee, nuts and bolts. Finds things, gets things done.

Jim Krokee: came on half way through the year. Worked on short term vacation rentals. April 22nd is smart growth and housing subcommittee, presenting to Lori Zapf and council members. Lori Zapf will also come to April 22nd.

Imelda: election subcommittee:

Billy: liaison into business district.

Larry Emlaw: code enforcement, prior election chair.

Item 5 – 6:45 Non-Agenda Public Comments (Note: 2 minutes maximum per speaker)

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

Scott Chipman: CEQA training – advanced tomorrow night – preregister, open to public 6-8pm, at Metropolitan operations meeting. Topaz Way.

Chris Olson – 2011 multiple organizations that were complaining, now collaborating better. Holding workshops and charrettes. City of SD responded to our grass roots efforts by applying for a grant for PB Parks (but didn't get it). First time in 20 years city put some effort to plan for our future. "Can't ignore a group that's working to improve its future." YMCA developing at the middle school, high school football field. Trolley from station to beaches. "Perfect Storm for Planning." city officials are seeing this.

Diane Faulds: Code compliance, regarding 3920 -3924 Haines, signed off in January 2015. Builder applied with 4 parking spots. 3bd/plus den. Got a permit for garage remodel, calling it a game room. New prop is a potential vacation rental or mini dorm with only 2 parking spots. No trash enclosure, in the alley. We have to figure out how to do single family without impacting parking, create danger in the alley, and not have parking in alley.

Marcie Beckett: May 2, Graffiti cleanup 9-12PM. PB Presbyterian church. We provide all the training and supplies. They map it out and send out crews to various locations for cleanup. Over 1,000 sites cleaned. Volunteers then have the knowledge to clean the graffiti.

Joe Wilding: Huntington Beach – streets don't go through blocks for traffic calming. Can't "haul ass" down these streets. Block off Graham St between Riviera and Gresham. Need better planning to help traffic flow.

Don Gross: sidewalk project tourmaline and Dawes and Jewell and PB drive, full funded and should be done by July. Jewell and La Playa, big project – starting May 20. PB Drive, crown point drive and Olney, in last 10 days, fully funded to get done. Need a filtration system for the drain, needs to pass approval with environmental and storm drain depts.

Jim Krokee: short term vacation rentals. Permit city wide. 30 day minimum in SFR zones. Use CAPP program for noise. Since 2007, 10 times increase in vacation rentals. By 2020, there will be 10 times more vacation rentals. Realtors sending flyers advertising saying "make \$100k a year" with a vacation rental. Tons of traffic, noise, parties. Look at Sandiegoneighborhoods.org. Go to council meeting on April 22.

Eve Anderson: Debbie Conca is working at Frosty Shop, couldn't make it tonight. April 11 there is run coming through PB. 2,500 runners. It never came to special events committee. Down La Jolla Blvd, Turquoise to Diamond. Ends with beer garden in Crown Point Park. Special Events committee should have been informed.

Item 6 – 7:00 Government Office Reports (Information Item)

Water and sewer Project. Matthew Bell. 5 miles water, ½ mile sewer. Water main is from 1920s. Break last night on Cass St. Old cast iron needs to be replaced. TC Construction, trying to impact you as little as possible. Starting mid-summer. In design phase now. 2-3 years total for work. Will try to not impact schools. Genevieve Wong – community liaison. Cook and Schmidt firm. Community outreach. She'll be providing updates to community. Kyle Wood – Michael Baker Int'l – Design. All pipes will be replaced.

Once that street is done, it will be completely repaved. Not coordinated with other underground pipes, like gas. Would like to have bike paths installed along with work.

Presenter: Liezl Mangonon (Rep - City Councilmember Zapf)

Lori Zapf will be at next month meeting for PBPG. 9am at city hall on 12th floor for STVR. 4 councilmembers sit on this committee, Sherman, Zapf, Gloria, and _____. City council will issue a memo to tell Mayor, colleagues her position on STVR. Development services will be presenting the report, may be available as soon as next to the public. Discover PB casino night – council member Zapf will be there. Last week council approved \$750k to restore Crystal Pier. Work will be done before Memorial Day weekend. Looking for interns, High school students, college students, send to Liezl. Paid internship. New staffer: Bruce Williams – handles mission beach community. Has worked with city staff before. Legislative recess starts next week. Captain Hara is leaving northern division, moving to HQ. New captain is Handen. Sidewalk projects: City council approved \$100k for Jewell sidewalk repair. Jim Krokee: Ask Lori, Why isn't a vacation rental called a "visitor accommodation?"

Scott Chipman: Thanks to Lori's office to clean ditch along PB drive at Mission Bay. Where are we on \$300k budget request for de Anza special study area?

Liezl – April 15 get a better idea and then during budget meetings in June. Email Mayor's office and other council members.

Jim Morris: Boardwalk seawall status?

Liezl: moving forward, bids have gone out and been approved. Ernie Navarro handles Mission Beach, it should be starting soon.

Item 7 – 7:10 Balboa Avenue Station Area Study (Information Item)

Presenter: Michael Prinz, Senior Planner (City of San Diego) – long range planner and community planner. Worked on projects from Otay Mesa to Black Mountain Range. Managing Balboa Area Station. Land use and mobility improvements. Focus on immediate area around station. How to leverage trolley station. From Freeway to Rose Creek. How to get people from PB to the station? Timeline: Grant Agreement: April 2015. Procurement: Sept 2015. Kick-off: Late fall 2015. 2 ½ year process, to go through public process and get through city.

BC: can we collaborate all the different special studies in the area?

MP: yes, works next to the planners in the adjacent areas.

BC: Do smart zoning?: doesn't specify exact use of area.

MP: Yes. Will use "form based zoning." Will allow greater flexibility.

Karen (friends of rose creek): Including rose creek?

MP: Will consider it.

Paula Ferraca: Can we implement without general election?

MP: Not sure, but he prefers to avoid a ballot measure.

Planned route to go down Grand ave, light rail. In the regional transportation plan with SANDAG.

Scott Chipman: Need to have bike and pedestrian access.

MP: Yes, critical component of project. Design is 1-2 years. Not sure about a new bridge.

Chris Olson: We have an engaged community.

MP: Developing a website for public input for Morena Corridor.

Eve: Change name to say "Balboa/Garnet Plan" so people know it includes PB.

mprinz@sandiego.gov

Item 8 – 7:40 Traffic & Parking Subcommittee (Action Item)

Presenter: Michael Beltran

1. 4-Way Stop & Crosswalks at Pacific Beach Drive & Kendall (Motion to Approve)

Rex Burns brought to attention, got 42 signatures. Community requesting this stop sign. Chris Olson: Traffic Calming.

Place 4 way stop sign and Kendall and PB Drive. Move limit line at northbound Kendall closer to traffic line. Cut shrubs along PB Drive (this has been done already).

Rex Burns: lots of bike and pedestrian traffic too.

1st: Chris: 2nd Scott.

Scott Chipman: Ambrose Wong came with a more thorough plan with bump outs.

Joe Wilding: "Duct Tape planning."

Don Wilding: Stop sign is a good idea, but changing the limit line can be dangerous for pedestrians.

Passed 10-2, Imelda and Joe against.

2. Motion to relocate the Deco bike pad at PB Drive & Campland (sidewalk obstruction) and relocate east of the current location, a minimum of 50 ft.

Don Gross – relocate 50 feet east of current location.

Chris Olson – looked at area carefully. No current sidewalk, but in the area of vehicle parking. Real issue is there is no sidewalk. Have to walk in street. Not sure if there is space between street and ditch. PB Pathways was supposed to put them in but they don't have time to do it.

Don Gross – getting clearance in 2-3 weeks to approve a sidewalk. Maybe first true bike lane in PB. If this deco bike pad stays there, it could prevent the upcoming future bike lane.

1st: Henish 2nd: Scott Passed 11-0 (Mike Beltran stepped out)

Key person is Thomas Landre at tlandre@sandiego.gov (619) 533-3045 – need to send to him to get him to do this.

Motion to extend meeting 30 minutes: 1st Henish, 2nd Eve. Passed 11-0

Item 9 – 7:50 Development Subcommittee (Action Items)

Presenter: Chris Olson

Mission Blvd: Info item.

1. PB Rowhome Condos #407050

Tentative Map (Process 3) to convert 6 residential units (currently under construction) into condominiums on an 8,903 sq. ft. lot zoned RM-2-5 and located at 1514-1524 PB Drive. The CDP for this project was approved by the PBPG on July 28th, 2010 by a vote of 10-0-0 and there were no conditions. Subcommittee recommends motion to approve tentative map.

Currently building already – converting to condos. Need a map waiver. Approved 3-0-0 in subcommittee.

Motion to approve tentative map waiver: 1st: Scott. 2nd: Chris.

Approved 10-1-1 Don is against, Mike Beltran Abstain.

2. Playa Pacifica Duplexes #398708

CDP (process 3) and tentative map construct 4 residential condominium units (11 bedrooms / 9 parking) for a total of 8,108 sq. ft. on a 6,250 sq. ft. lot zoned RM-2-5 and located at 1625 Hornblend St. Current use is parking lot. Subcommittee recommends motion to approve with recommendations.

Next to US Bank. Asked for permeable surfaces. Asked to collect rain water from roof.

Applicant: Greg and Ed. Solar panels. Landscape is low water, 28% less water. Lots of patios and storage. 5 garages, 4 on alley.

1st: Chris 2nd: Scott.

DG: Happy that it meets all zoning requirements.

11-1-0 Baylor opposed – not enough parking.

3. 1460 Thomas Ave Homes #403617

CDP to demolish 2 existing homes on a 9,372 sq. ft. site zoned RM-1-1 and construct 3- detached residences (12 bedroom + 3 Cabana/Penthouse + 3 office, 6 parking total).

Subcommittee recommends motion to deny (carports and bedroom count). Keep graffiti off construction signs. Only 1 foot setback from alley. Concern about carport being enclosed after the sale. Cabana can be called a bedroom technically for a 5 bed house. 3rd time coming to PBPG for approval. It is to city code. Regarding alley: it's not safe with a 1ft of 5 ft. setback. Has documents signed by buyers to prevent closing of carport.

Scott Chipman: Goes against community plan. 5 bedrooms, 25' wide and 2 parking spaces are not what we want in PB.

Don Gross: Only house on the block classified as historic.

Greg: Not historic house. Regarding size of house – sold 5 homes to Dr. and college professor. These are good buyers. Not renting the rooms out, not going to be vacation rental.

1st: Chris 2nd: Billy: 4-7. Not passed. Effectively motion to deny.

4. De Anza Planning Area.

Draft document to be used as Guiding Principles for moving forward on community participation related to De Anza planning. Subcommittee recommends motion to approve. Posted to pbplanning.org on development subcommittee. \$300k budget for planning. Changing some of the wording: Mission beach, pacific beach collaborators. Approving guiding principles.

1st: Eve 2nd: Chris

Rebecca (Audubon society) – Kendall Frost Marsh verbiage removed?

Chris: Removed in development subcommittee.

Judy: requested it be removed. It belongs to UCSD. Campland leasehold will benefit from it. Can be dredged back into marshland. Not restoring marsh, just Campland area.

Rebecca: Incorporate/dovetail with other regional plans?

“Coordinate with other regional planning efforts.”

\$300k used to survey Rose Creek north of Grand.

See website for changes to Guiding Principals.

1st: Chris 2nd: Eve.

Don Gross: None of it is city land, it's state of California land, given in trust. \$10m in hiding. Another \$6m. You need to see the trust and the word “wetland” is not in there.

9-0-2 Don Gross and Billy Ramirez abstain.

Item 10 – 8:20 PBPG Election Results (Information Item)

Presenter: Imelda McClendon

77.00: Harry Couch 17 wins over Elizabeth Knowles 9 votes.

78.00 Jim Morrison

79.01 Joe Wilding 4 votes

79.03 Brian Curry 2 votes

80.01 James Krokee 3 votes

2 seats commercial: Marcia Nordstrom, Mike Beltran, and Debbie Conca

3 vacancies. 79.04, 80.02/83.1 and one commercial seat. Can turn in packets by 4:00PM on April 22nd.

Item 12 – 9:07 Adjournment

Next Meeting: Wednesday, April 22, 2015, 6:30-8:30 pm (General Meeting)