

Pacific Beach Planning Group www.pbplanning.org
Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday, September 23, 2015: 6:30-8:30 pm
AGENDA

Item 1 - 6:30 Call to Order, Quorum: 6:34PM. 11/20 here. Billy, Beltran, Deb, Amy, Tony, Brian, Henish, Chris Olson, Harry, Joe Wilding, James Krokee, Scott Chipman.

Item 2 Current Agenda - Modifications and Approval - Flipping 6 and 7 for time issues.
Beltran: Add DecoBikes under Traffic and Parking. Letter reconfirming previous actions taken by subcommittee regarding station locations. Joe 1st, Deb 2nd: Motion to approve. 12-0. Jim Morrison here.

Item 3 August 26, 2015 Minutes - Modifications and Approval – Motion to Approve: Scott 1, Jim Morrison 2. 12 -0 approved.

Item 4 – 6:40 Chair’s Report

Presenter: Brian J. Curry

STVRs, City Sewer & Water Improvements, Election Subcommittee, Nov-Dec Meeting

- CPC meeting on STVR: Big crowd. City wanted action. Whole house STVR should not be permitted. Hosted STVR is ok. 23-3 approved. Started here in PB with Jim Krokee’s subcommittee. This is a victory. Still has to go through public commission, code dept, and finally city council. The draft proposal the city provided was rejected. We just want the city to enforce the current code, which does not allow visitor accommodations. Multifamily zones have a 7 day minimum. SFR has a 30 day minimum.
- COW workshop needs to be done in the next week for new board members. Otherwise you’re kicked off.
- Sewer and water proposed improvements – no need to discuss, but you can contact Matt at the city with any questions.
- Need help with election subcommittee. (Marcia Nordstrom arrives 6:43). Jim Krokee will help.
- Next meeting Tuesday, December 1st. Combined November/December meeting.
- Next month’s October 28 meeting – SANDAG workshop to discuss future transportation to and from the beach. Potential trolley or gondola. 4-6PM in Library.

Item 5 – 6:50 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: Pot Shops: Glad to see Councilmember Emerald, and other city officials. Pot shop still advertising 1737 Garnet.
- Mike Beltran – Beach Fest – October 3. Stage on Felspar. Main stage on Hornblend. Stage on Grand Ave. Food vendors. Done at 7PM.
- Tony Franco – Regarding last month’s cell phone tower speaker – New tower installed near his office. They left the sidewalk in dismal condition. 10-11” gap in the sidewalk, trip hazard. He called city to repair the sidewalk and he eventually did. What about people who don’t know who to call to fix sidewalk?
- Chris Olson – Beautiful PB updates: 501c3 nonprofit org in PB, all volunteers. Basic mission is to create a sustainably beautiful PB. Partnered with schools for “I commute” grants. For bicycle and pedestrian safety. Got \$1,500 each for 3 schools. New mural on October 10 in front of Stadium. Also bike safety events at other schools. PB Fall Harvest Oct 11. PB Cellars to promote farm agriculture. Chef will prepare pig with local produce.

- Henish Pulickal – Prescription drugs: My friend James: He was in the prime of his life: engaged to be married, successful career, great attitude and had everything to live for. After multiple surgeries on his foot from a boating injury a year ago, he became addicted to prescription pain medication. Just a few months ago he passed away from an accidental prescription drug overdose. I also just read an article from the March 2015 issue of Discover Magazine. In it is an article by the director of the emergency department of a Manhattan hospital. He describes a day where 3 different regular men (not junkies or homeless) came in faking symptoms of shoulder dislocation, stroke and heart attack, in order to have the Dr. prescribe pain meds. The Dr. eventually figured out they were faking to get drugs, and he angrily discharged them. He agrees that doctors overprescribing drugs is the main problem. While the Dr. addresses the bigger concern of overprescribing dangerous pain medication, he didn't address those 3 men's addiction problem. More than likely they will head to the black market: their local illegal prescription medicine drug dealer and buy the pills for \$20-\$50 each. Prescription drugs are often falsely believed to be safe since they have passed FDA approval and are prescribed by a doctor. In reality, this is a massive growing problem that isn't getting nearly the media attention it deserves. Here are some numbers:

Motor Vehicle Accidents 35,369

Death by Firearms 33,636

Alcohol-Induced Deaths 29,001

Drug Overdose Total 43, 982.

Heroin Overdose Total 8,257

Cannabis (Marijuana) 0

Takeaways: Do your own research on what's important to fight for and against in our community. Check out the CDC website, even articles on JAMA. Why don't you hear about these prescription medicine deaths in the media? Additionally, there is a prescription drug take back day on Sept 26 at multiple locations. Please dispose of these very dangerous drugs properly.

- Julio Guzman – City Attorney's office: Neighborhood prosecution dept. Runs Community Courts dept. For infractions or misdemeanors. Community Court: divergent program that dismisses cases with 16 hours of community service. Keeps regular courts clear of petty cases. 66% acceptance rate, the others preferred jail or didn't cooperate.
- Frank Michelle: STVR: Lived here since 1965. Has a point Loma house that sleeps 16. Would never consider doing a STVR.
- Don Gross: Dawes and Turquoise. There is a wall. Moorland and Ingraham: walls that need to be torn down? Code violation. Cell towers: Dawes and Law St. NE corner –cell phone tower. Doesn't look like standard tower. Good example
- Jim Morrison: Walkable PB: People first, cars 2nd or 3rd. Bike day in PB twice a year proposal. Pacific Plaza: TJ opening tomorrow Staples opening later this week. Wishes it would stop being hot.

Item 6 – 7:10 Government Offices Report

Presenter: Liezl Mangoonan

- Going electronic next month. Send her your email.
- STVR: Next steps: Planning Commission on October 15. No change since last night's meeting at CPC.
- Jim Krokee: STVR don't comply with CEQA.
 - o Liezl: No answer to that.
- Small Business Workshop 10am – 1am. Evan Jones building on Napa St.

- Eve Anderson 7:54PM arrives.
- She will be at PIFA on Saturday welcoming ceremony. Pacific Islander Festival.
- Don Gross: W. Oliver and N. Strandway and De Anza updates? Forms not getting filled out for \$1m - \$10m grants? Why not?
 - o De Anza: Robin S: ad hoc committee at MB park committee. No schedule of community outreach. Occupants out by Jan 1, 2016.
 - o W. Oliver: City doesn't know who owns it.
- Public: \$65m redevelopment of Wesley Palms. Adding units. 6 story tower. No community input for redevelopment. CUP granted in 1960 for retirement community in residential community. Church sold development to massive developer, and they are redeveloping it. Adding trees blocking views.
 - o Brian Curry: 2 years ago Wesley Palms wanted major plans and rezoning. Application was withdrawn. Public was against it. Now new development: 300 trees. Went through planning dept with substantial conformance. No requirement for outreach or notice to community. Why don't we have an option for public input? They should have reached out to the neighbors. What's the use of a planning group if we don't have input? Laura Black is city planner/manager.
 - o Liezl: It's reached Mayor's office level. John Lye is working on it.
- Michael Beltran: DecoBikes locations?
 - o Deb Conca: Already removing some locations.
- Brian Curry: Not getting any emails back from council office at all.

Item 7 – 7:25 Citygate Report – Future Pacific Beach Fire Station (Possible Action Item)

Presenters: Council President Pro Tem Emerald and City Staff

- Gaps in fire coverage, need to build new stations. She wants money to build 19 fire stations. Bond \$200m voting on Nov 16. \$6/\$100k assessed value increase per year for 30 years.
- Javier Mainar: Citygate study: 2009 county board of supervisors wanted study to discover fire coverage. 2010 Mayor Sanders did additional study and needs 19 more stations. Response goal is 7.5 minutes 90% of time. Don't have enough stations. 80% of business is EMS. Every minute that goes by is higher chance of death or uncontrollable fire.
- Emerald: 2-3 new stations will be in the area. Free CPR classes.
- Elif Cetin, Engineer in Public Works dept. Works mainly on fire stations, lifeguard, library and airport. Works to save money and time on projects. Design, bid, build is standard process. Design build process also used. MACC: Multiple award construction contracts. Used in military. City of SD pioneered this. Since 2004 piloted this program for water/sewer projects. Creating a short list of qualified firms. This saves time and money. Creating fire station design template, for interiors.
- *Questions*
 - o Jim Krokee: Sites are all different. Contractors can be wasteful based on the contract (i.e. \$500 hammers).
 - Javier: have 9 identical stations currently.
 - o Scott Chipman: You've identified locations but still need to acquire land?
 - Javier: Looking as close to the area possible.
 - Emerald: Real estate assets are shopping for locations.
 - o Jim Morrison: If bond goes forward, what's the timeline?
 - Elif: Will take 3-4 years.
 - o Tony: Not going to be eminent domain? Would have been better to buy the land during recession.

- Elif: Last option. Haven't had to do this in 35 years.
 - Emerald: Didn't have money 5 years ago. But now property values have increased.
- Jim Krokee: How many more people are needed?
 - Javier: 4 persons/unit. 23 units. ~100 people.
 - Emerald: City will increase budget for staff. \$2.2m/station for operating.
- Jeff Kavar – Deputy Director, Independent Budget Analyst: City infrastructure needs. \$1.7 billion budget shortfall over next 5 years. Need to raise revenue with specific bonds. Report to budget committee: 1. Sales tax, 2. Prop tax, 3. Charge for trash collection. Each would be good for \$500m. All need voter approval. Sales tax: increase by 0.25% for 15 years. SANDAG county wide measure for 0.5% increase for 40 years. 42m. Prop tax increase. Or 4th option, charge for trash collection. SFR don't pay for trash collection, but all other buildings do pay for trash. Without additional revenue we won't be able to address infrastructure backlog.
- Emerald: Wants action item for some kind of support for this program. Potential public private partnership (P3).
- Alan Arrollado: Local firefighter: Regarding risks. Just because we have a fire station nearby doesn't mean we're well protected. Big incidents pull resources from all areas, leaving coverage gaps. Growth of city has not kept up with city needs. Traffic is a problem and slows trucks from getting to where they need to go.
- Jim Krokee: Why don't we charge more for new development?
- Motion to conceptually approve the recommendations of the Citygate report on fire stations and conceptually support a financing plan for fire stations. Jim M 1st. Amy Gordon 2nd.
- Chris Olson: Long term, where are we going to get the money to staff and maintain?
 - Jeff Kavar: Revenues are increasing and this sends message to council to budget for these needed expenses.
 - Emerald: Similar issue with police and now we're funding it and seeing a turn around for better protection.
- Vote: 8 – 5 approved. Jim Krokee, Joe Wilding, Harry Couch, Tony Franco and Billy Ramirez against. JK: Wants other funding. HC: Wants to think about it. TF: Land costs way more than they are proposing. Pension issues. BR: how is this affecting our credit rating? (Emerald: AA rating).

Item 8 – 7:45 Development Subcommittee (Action Item)

Presenter: Chris Olson

Needs a new chair of subcommittee. Chris is terming out in 6 months.

- All new projects are on website:
- Implement Eco District principals with Product design checklist. Tim Golba gave lots of feedback. "Pacific Beach Planning Group is light years ahead of any other planning group with this tool."
- Very productive meeting with no actual projects to review.
- La Jolla planning group visited: Issue that they want to partner with PB. Residential SFR zoning issues. Overbuilding and character of neighborhood. One developer has 10 projects in pipeline and not in character of neighborhood: Getting categorical exclusion to skip planning group approval.

1. 1314 Pacific Beach Drive - Project No. 396445 (Action Item)

CDP to demolish two residences and construct 4,172 sq ft duplex on 2,870 sq ft lot zoned RM-2-5.

Subcommittee recommends motion to approve.

- City issue: Den that needs wording in permit to prevent conversion into a bedroom since it would affect parking ratio.
- Stosh: Raybon project: Did have approval years ago, but it expired. Actual sf: 3,698. 1.28 FAR, but allowed 1.35 FAR.
- Scored high on eco district checklist.
- Don Gross: No historical review. Doubling population and parking.
- Stosh: Did the historical review. House was very beat up.
- Motion to approve project: Chris Olson 1. Deb 2nd.
- Scott Chipman: Doesn't want any project with Tandem parking. Tandem means no parking.
- Joe Wilding: Density is too high.
- Stosh: Believes zoning is too high for that area. RM 2-5 is too high.
- 10-3 approved. Joe Wilding (doesn't like den), Scott Chipman, Jim Morrison: Density and parking.

Item 9 Other Subcommittees and Reports (Time Permitting)

Traffic & Parking: Michael Beltran

- Proposing alternate location for DecoBikes.
- Motion to extend meeting 20 minutes max: Jim 1st. Eve 2nd. Approved 11-2. Jim Krokee and Deb opposed.
- Scott Chipman: Wants approval of other PB orgs: Discover PB, PB Town Council.
- Action Item: Approve letter recommending alternate locations for beach deco bike stations pending approval of PB Town Council (already has Discover PB approval). Beltran 1st. Eve 2nd.
- Approved 12-1. Joe Wilding: Dislikes DecoBikes. "SOBs."

Code Compliance: Henish Pulickal – Mike Richmond responsive and working on PROW issues.

North PB Lifeguard Station: Scott Chipman

Mission Gateway: Scott Chipman – City not considering anything but the peninsula. We want them to have a more comprehensive look.

Special Events: Debbie Conca – Brazil Day was great. Beach Fest coming up. Parade and Santa Run approved.

Communications Subcommittee: Baylor Triplett

Item 10 – 8:30 Adjournment 8:41.

SANDAG/City Open

House Workshop: Wed. Oct. 28, 2015, 4:00-6:15 pm (pending)

PBPG General Meeting: Wed. Oct. 28, 2015, 6:30-8:30 pm