

PACIFIC BEACH PLANNING GROUP
EARL AND BIRDIE TAYLOR LIBRARY
MEETING MINUTES JUNE 25, 2008

6:32p **Call to order, quorum established. Attendees:** John Shannon, Dean Eades, Marshall Peden, Bob Citrano, Paul Thackrey, Jeton Prince, Jim Krokee, Chris Olson, Barry Schneider, Scott Chipman, Marcie Beckett, Gary Foster, Patrick O'Neill, Kevin Szepe, Jim Morrison (7:03p) and Barbara Williams

Minutes and Agenda: Chris Olson made a motion to accept the May minutes as written, Marcie Beckett seconded the motion, motion carried 11-0-2. Marcie made a motion to approve the agenda, Scott Chipman seconded the motion, motion carried 13-0-0.

Chair's Report: John Shannon reported that Kevin Faulconer's office has a great concern in regard to residential projects in Pacific Beach. John stated there is a lot of money being invested in PB and the community and our role is to make it a quality place to live. John suggested we benchmark our community against other communities. Lesley Henegar from the Long Range Planning Office of San Diego City asked us to look at SD Community Plan as a model. We need to have a clear mission statement, we can state what our goals are in our mission statement. We need to look at other communities to see what makes them exemplary, ie Huntington Beach. John announced that Chris Olson took over for Barry for residential and commercial project reports and Scott Chipman will be our Neighborhood Code Compliance representative.

Government Office Reports:

Mayor Sander's Office – No one present

Council District 2: (Thyme Curtis) Thyme reported that the oversize vehicle ordinance City Attorney's office. John Shannon asked about the bike racks that are not substantial to lock bikes to. He and Marcie reported that they have seen the deterioration of racks. Marcie wants to know about designs if options are being considered she would like to serve on the committee that is looking at new rack designs. Jim Morrison asked if there were any updates in regard to the Parking Committee. Thyme will report back to the committee about the status of people serving on the committee and their need to report any special interests they may have in the direction the committee takes.

Long Range Planner (Lesley Henegar): Lesley introduced herself to the new board. She said Development Services will be checking our community plan for Project Levels 2 and 3. Marcie asked her for the names of the people we will be working with and Lesley said she will try to get us that information. Marcie also asked for a zoning map with parking overlays that we could use at our meetings. John Shannon asked about the Beach Front Resorts project, will that be a level 5 project? If so, this project will really effect our community so what is the best way to inform them of how we feel about the project? Lesley informed us that we are part of the process, but not final decision makers. She said the City definitely wants to know what are the objections in our votes on projects. She stated that if our objections are not germane to our community plan, then they will not be considered. She said we need to continue our practice of bringing our community plan to each review so we stay on target.

Non-Agenda Public Comment – Jim Krokee said that granny flats are starting to be bigger than homes. Residents are making duplexes in single family zones.

City Business: Ocean Front Walk Rail Replacement Project South of Crystal Pier to Lifeguard Station report given by Ali Darvishi (619 533 5328) Mr. Darvishi gave an update on the replacement process for the handrails as well as problems the City has had with replacing them. Thyme Curtis will be kept informed of the progress on the project to report back to the PBPG.

Presentations: Don Gross reported on Crown Point Drive to Pacific Beach Drive portion of sidewalk /bikeway. He said Parks and Rec wanted a survey done on fencing before beginning the project. Traffic and Engineering asked PBPG to vote on eliminating parking from Crown Point Drive to Pacific Beach Drive. John Shannon said the PBPG will not take action on this item, we felt the City needs to take responsibility for the roping off of the area and eliminating parking.

Brad Jacobsen – Associate Traffic Engineer, not present

Subcommittee Reports:

Residential Use Sub-Committees (Chris Olson)

1. #154872 – 1241 Hornblend Map Waiver. Process 3 Coastal Development Permit Amendment and Map Waiver application to waive requirements for a tentative map and undergrounding overhead utilities to create 4 residential condominium units in a RM 2-5 zone. Applicant, Paul Ross present. Chris Olson made a motion to approve the project, Paul Thackrey seconded the motion. Discussion: Marcie asked why we keep waiving undergrounding requirements? Paul Ross explained at present the process requires installing 2 new poles to guide wires, one on each side of the property, where the property line meets the alley. The utilities would be undergrounded for the length of the property and it would later be connected to undergrounding when it comes to the neighborhood.. Motion to approve the project carried 15-0-0
2. #155148 – 1676 Thomas: Coastal Development Permit and Map Waiver to convert 4 existing residential units into condominiums. Applicant Paul Detterman present. Chris Olson made a motion to approve the project with the condition that applicant submits the requested landscaping plan to the City and that the project does everything the City requests. Jim Krokee seconded the motion. Discussion: Present parking is 4 – 2 car garages, all units are 2 bdr. Marcie asked applicant what has been done to turn them into condos? Detterman said that the City engineer will them what needs to be replaced and/or upgraded. He said anything less than 5 years old will have to be improved. Motion to approve carried 14-1-0. The objection to the motion was because it was a condo conversion project.
3. # 152235 - 3315 Jewell Street . Demo single family residence and build a 4 bdr/4 bath 4000 square foot residence on a 6900 square foot lot in the RS 1-7 zone. Applicant Bernie Brady was present. Chris Olson made a motion to approve the project with the condition that project stays within height and area limits. Scott Chipman seconded the motion. Discussion: Calculation of total square footage and height wasn't clear, Brady said FAR allowed 4002 square feet and project is 4000 sq ft. Final was removed to keep it under the 30 foot height limit. Project was shown to neighbors, response was the massing of project was a concern to them. This concern was dealt with by moving the massing and driveway to the left. Project will be ready for undergrounding when it occurs in the neighborhood. Motion to approve carried 15-0-0
4. #151244 – 1058 and 1064 Diamond Street. Demo existing structures and construct two SFR on one lot in the RM 1-1 zone. Applicant Daniel Linn was present. Barry Schneider made a motion to deny the project, Bob Citrano seconded the motion. Discussion: Linn reported that the lot of 50' by 125' in a RM 1-1 zone could be split into 2 25' by 125' lots that are 3120 square foot with the projects for each being 2332 square feet. Each one has a 340 sq ft carport that is not included in the square area, neither is the deck. Barry Schneider made a motion to deny the project, Bob Citrano seconded the motion. Discussion: The City had an issue with the den on the third floor being converted into a bedroom and placed a condition that the den could never be converted into a bedroom and that this restriction would be reflected and disclosed on any future lease or sale agreements of the dwelling on this property. Chris Olson said the two lots are currently used in common and by developing separately the parking requirement is reduced from 5 spaces to 4 spaces. Also, by developing separately the side yard set-back is reduced from 5 feet to 3 feet and this creates a tunnel effect between the homes. The "carport" should be included in the calculated square footage (other completed projects using plan appear as garages). Marcie asked if carport has to be

completely open and Linn said the requirement is 75% open. Marcie also questioned the bulk and scale and stated project is out of character with neighborhood. She referred to page 55 of our Community Plan. Scott Chipman said that the problem is with zoning, if units were diminished they wouldn't sell. Kevin Szepe said if lots weren't split, a massive project could be built there. He noted lack of greenery and no landscape in back of project. Gary Foster noted that Coronado didn't like parking impact of these types of projects and voted to stop them from being built there. Bob Citrano agreed that the project is not in character with our plan. Jim Krokee supports Marcie and Scott but stated that the code allows this. He also noted that the City's objection of the den being converted into a bedroom issue could not be policed. Scott said that we need to start the process of down zoning. Jim Krokee noted we need to look at setbacks and not letting garages be part of FAR. Dan Linn said that the carports are part of the code and legal to do what he is doing. John Shannon called for the vote, motion to deny the project carried 8-7-0. Reasons for denial of project are the inconsistent with bulk and scale of neighborhood, using carport instead of garage to increase bulk and scale to maximize FAR which increases the size of the homes, citing page 55 of our plan stating bulk and scale is must be consistent with character of neighborhood, by developing the lot separately, one required parking space is lost, developing the lot separately allows for a 3 ft setback as opposed to a 5 ft setback, the carports are by appearances garages and finally, the den could be a bedroom.

5. #151957 – 1369 and 1375 Grand Avenue, demo existing buildings and construct 4 residential condominiums and waive Tentative Map requirements and undergrounding of utilities in a RM 2-5 Zone. Applicant Dan Linn was present. (Scott Chipman, Patrick O'Neill and Barry Schneider left at 9:03p) Jim Morrison made a motion to approve the project with two conditions. Condition 1: the "Den" area as shown for each unit shall not be converted to any other use including a bedroom at any time. Condition 2: The restriction on the change of use for "Den" area shall be reflected and disclosed on a future sale or lease agreement(s) of the dwelling units on this property. Also 8 parking spaces will be required. Jim Krokee seconded the motion. Discussion: Gary Foster said that there is a reason for the 2.25 parking space requirement. Motion carried 9-3-0. Objections to the project were based on the 2.25 parking space requirement.

Commercial/Mixed Use Subcommittee (Chris Olson)

No projects

Chris reported that the next subcommittee meeting for residential and commercial projects will be July 18, 2008 at 3:00p at the library.

Traffic and Parking, PB Parking District : (Jim Morrison) Kevin and Scott reported that 200 permits for pedicabs will be issued all over town leaving possibly only 15-18 in PB. They cannot ride on the Boardwalk, nor on Grand and Garnet. Concern expressed if all 200 come to PB for the July 4th weekend, City needs to figure out how to enforce it. Jim Morrison reported that the City Attorney needs to write memo stating who can serve on the committee so they can meet again.

By-Laws: Our By-Laws are supposed to go to City Council in July.

Community Plan Amendments: (Marcie Beckett) Next meeting will be on July 18, 2008 at 2:00p at the library. They are continuing to work on the design guidelines. We can email suggestions to Jim Krokee.

Mission Bay Parks Committee: (Jeton Prince) Jeton said the next meeting will be at the Santa Clara Recreation Center on July 1, 2008 at 6:00p

Neighborhood Code Compliance: (Barbara Williams) Barbara reported complaints from residences regarding the mini-dorm compliance issue and granny flats being rented out.

Special Events: (Barbara Williams) Barbara reported on a group wanting to put on a Brazilian Parade in September on Garnet Street. She also gave an update on the PB Parade scheduled for December 14, 2008 on Garnet Street. She also reported that the next Special Events meeting is July 15, 2008 at 6:00p at Discover PB on Garnet Street.

Meeting was adjourned at 9:21p

Page 4 of 4 June 25, 2008

Per Council Policy, the PBPC posts minutes within two weeks after they are approved at welopeb.org and PBPlanning.org. The current minutes and upcoming agendas are also posted at welopeb.org and PBPlanning.org 72 hours before a meeting and they are also available on the Community Bulletin Board at the Pacific Beach Library. Previously approved monthly minutes are in a binder at the library.