

**PACIFIC BEACH PLANNING GROUP  
PACIFIC BEACH EARL AND BIRDIE TAYLOR LIBRARY  
MINUTES FOR MEETING April 28, 2010**

**6:30 pm Call to Order**, quorum established with these members present: John Shannon, , Scott Chipman, Chris Olson, Marcie Beckett, Jim Krokee, Diane Faulds, Paul Thackrey, Rosalie Schwartz. Jim Morrison (6:50).

**Election Report and Elections:** Marcie Beckett announced election results from last month. Scott Chipman, Chris Olson, Rosalie Schwartz, John Shannon were re-seated on the board. New board candidates Blake Hysni (77.00), Baylor Triplett (79.04) & Cliff Smith (commercial) were introduced and presented their candidate statements of desire to serve on the Group. Marcie Beckett read Cliff Smith's candidate statement. A vote for each resulted in election of each (**7-0-0**). After this vote the group has 2 residential vacancies in 83.01 and 80.02 census tracts and 2 commercial. Elections – Nomination to elect John Shannon Chair (Marcie Beckett/Chris Olson) **passed 9-0-0**, Nomination to elect Jim Krokee Vice Chair (Marcie Beckett/Scott Chipman) **passed 9-0-0**. Nomination to Elect Greg Denaurus Secretary (absent) if he will accept (Marcie Beckett/Jim Krokee) **passed 9-0-0**.

**Minutes & Agenda:** Several requests for a volunteer to take minutes were made – after some delay Scott Chipman volunteered. Scott indicated that a person who is not chairing a subcommittee ought to be enlisted to be the secretary. A motion to approve the Mar. minutes (Marcie Beckett/Diane Faulds) (7 -0-2). Adoption of Agenda approved (11-0-0)

**Chair's Report:** (John Shannon) A physical Community Orientation Workshop May 15<sup>th</sup> or COW online. Bicycle master plan public open house May 20<sup>th</sup> Hall of Champions-Balboa Park. Pacific Beach is a great candidate community for increased bicycle traffic.

**Storm Drain Update:** Bill Harris and other city engineers provided thorough explanation and took questions regarding the local pump station N & G and discussed recent pump failures and the local Mission Blvd flooding. Temporary pumps will remain in place until mid May. Some improvements are coming and are funded that will reduce the likelihood of future failures. Other upgrades and increases in size are in order and will be considered.

**Government Office Reports:**

Mayor Sanders – No one present

Long Range Planner for PB - Not present

Council District 2 – Thyme Curtis – Provided a map of 8 miles of new water supply line replacement in PB. Work to be completed over the next 2 years. At the LU&H committee Councilman Faulconer urged strict land use regulation of medical marijuana stores to eliminate them from all residential and mixed use areas and no grandfathering of existing stores selling marijuana. Question: What is the status of the Vacation Rental report that was sent to Kevin last year? Ms. Curtis she will pass the question on and try to find out. Question: What is the status of the Oversize Vehicle Ordinance OVO. Ms. Curtis to pass the question on to staff Matt Aubrey. The donation of a citizen to pay for signs needs to be confirmed.

**Non-Agenda Public Comment:** Don Gross - reported status of projects at Crown Point and PB Drive. One section complete next section underway. Paul Falcone – tandom parking tickets are a problem and just drive more cars to the street.

**Subcommittee Reports:**

**Alcohol License Review Committee – Scott Chipman:** The ALRC has been meeting for 6 months and discovering and publicly exploring the policies and conditions related to alcohol licensing. The members of the sub-committee voted 7-0-0 to present the findings in a public presentation. A copy of a draft outline of a community presentation was provided. **Motion (Marcie Beckett/Diane Faulds): That the Alcohol License Review Committee (ALRC) write a summary report of its findings and do a community-wide presentation tentatively scheduled for June 14, 2010. Draft report to be submitted to the PBPG at the May meeting. Passed 9-0-1**

**Community Garden Permitting Process - Judy Jacoby and Richard Winkler** – expressed concern for the cost and difficulty in getting community gardens approved. Currently this is a process 2. They would like it to become a process 1. This is not squatting. You still have to get approval. The LU&H committee recommended they work with CPC and get planning group support for this change. Although the committee comments were generally in support of the concept the committee indicated they need additional information, possibly a written report and input from the city on their position prior to voting on this item.

**Residential – Mixed Use – Commercial Subcommittee** – Chris Olson – Action Items

**Projects**

Olson stated that the subcommittee met on April 16th and reviewed 3 projects. The meeting was attended by 5 committee member, 7 applicants and 1 person from the community. The next subcommittee meeting will be May 14th, 3pm at the PB Library community room.

**1. 4726 Ingraham #197997:** CDP and vesting tentative map to demolish an existing residences and construct two residential condominiums on a 6,250 sq ft property in the RM-1-1 zone. Each unit is 3 bedrooms with 2 car garage and roof deck. Total square footage is 4,674 with 5 total off street parking provided. The applicant is commended for coming to the sub-committee during the design / concept phase seeking input. They returned to the sub-committee this month and the group was pleased with the project. There are no significant issues by city reviewers.

**Motion: (Chris Olson/Jim Krokee) Approve the project**

Vote: **Approved 10-0-0**

**2. 1277 Missouri #204175:** CDP for a 635 sq ft guest quarters above a 3 -car garage in the RS-1-7 zone. The subcommittee was primarily focused on the future use of the guest quarters as a separate living unit. The applicants attended the meeting and submitted a letter stating they will sign an agreement with City that the guest quarters will not be converted into a living unit. All issues with the city have been resolved.

**Motion: (Chris Olson/Jim Morrison) Approve the project**

Vote: **Approved 6-3-1** Dissenting votes were due to a) violation of MC 141.0306 (f) related to kitchen or facilities for storage and preparation of food and b) concern that subsequent owners will use as a separate living unit.

**3. 4944 Cass Street #198377:** Continue operating a wireless communication facility on the Pacific Towers building. The existing facilities will have additional facades to conceal them and improve the appearance. The subcommittee asked for larger images of the proposed structure and minutes from the HOA meeting regarding this issue. Review of this project was continued because it was not listed on the agenda and the applicant did not show up for the meeting.

**Traffic and Parking** – Jim Morrison/Kevin Szepe (absent) No report

**Neighborhood Code Compliance** – Scott Chipman: Doris Penman has indicated there is a person living in the “auxiliary” structure that was built on her property line. Scott will follow-up with Doris to facilitate a complaint. Scott intends to work for a change to code to prohibit auxiliary structures to be built on property lines.

**Special Events/PB Community Advisory Committee** (Scott Chipman/Marcie Beckett) Continue this item for lack of time.

**Meeting Adjourned 8:35 pm**

**(Next Meeting: May 26, 2010 PB Taylor Library)**

**[Check PBPlanning.org for agenda/minutes/updates]**