



Pacific Beach Planning Group

www.pbplanning.org

**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday May 22, 2013: 6:30-8:30 pm
AGENDA**

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **April 24, 2013 Minutes - Modifications and Approval**
- Item 4 **Chair's Remarks**
Introductions, Subcommittees, CPC, Other
- 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.
- Item 6 – 7:00 **Government Office Reports (Informational Item)**
Council District 2 – Ian Clampett
- Item 7 – 7:10 **City of San Diego Public Works Department (Informational Item)**
Pipeline Project – Maryam Liaghat
Sewer Pump Station 13 – David Manela
- Item 8 – 7:25 **North PB Lifeguard Station – Scott Chipman (Action Item)**
Site 1: Coastal Canyon
Site 2: Coastal Bluff
Subcommittee voted in favor of Site 2 (Coastal Bluff) alternative.
- Item 9 – 7:50 **PBPG SubCommittee Reports**
- Communications – John Shannon**
- Commercial and Residential Projects – Curtis Patterson (Action Items 1-3)**
1. Morrell Street Vacation (Project No. 315688)
Address: West side Morrell Street from Oliver to alley
Description: Public right-of-way vacation
Presenter: tbd
Motion to Approve: Passed 2-0-1
 2. Chalcedony Street Residences
Address: 860 Chalcedony Street
Presenter: Scot Frontis
Description: Demolish older SFR and construct two SFRs.
Motion to Approve: Passed 3-0-0

3. Diamond Street Residences
Address: 965 Diamond Street
Presenter: Scot Fontis
Description: Demolish two older SFRS and construct one SFR and one duplex.
Motion to Approve: Passed 3-0-0

4. BevMo CUP (Informational Only)
Address: 1975 Garnet Avenue (former Blockbuster Video)
Description: CUP for alcoholic beverage sales
Motion to Deny unless BevMo secures local PB liquor license. Passed 2-1-0

Ad Hoc By-Laws – Eve Anderson

Code Compliance – Joe Wilding

Traffic & Parking – Paul Falcone

Item 10 **Other Reports to PBPG (Time Permitting)**

PB Parks – Chris Olson

Mission Bay Gateway Project – Scott Chipman

Community Events Committee – Billy Ramirez

Item 11 – 8:30 **Adjournment**

(Next Meeting: June 26, 2013)

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday May 9, 2013 12:00PM
PB Library Community Room**

Minutes – Prepared By Curtis Patterson: curtis@pattersoneng.com

1. **Project Name – Morrell Street Vacation**
 - a. **Presenter –** Luis and Colleen Marquez (Home Owners), Kevin Jorgensen (Architect), Rudy Pacheco (Surveyor)
 - b. **Residential/Commercial/Mixed-Use –** Residential
 - c. **City Project Number –** PTS# 315688, Project Manager: Sandra Teasley, steasley@san Diego.gov
 - d. **Description –** Public Right of Way Vacation for a portion of Morrell Street north of Oliver Avenue and South of Ally, Map 922 Blk 282.
 - e. **Discussion -**
 - i. This house can only have a single family residence on it.
 - ii. Portions of Morrell Street already have vacated the property to owners which means that widening of Morrell is unlikely.
 - iii. A resident appeared with concern that the structure could be turned into multifamily building.
 - iv. The existing lot can have a structure with a maximum of 1800 sq.ft. with the vacation it could accommodate a 2100 sq.ft. structure.
 - v. Any new modifications would not move the structure closer than it already is to the street.
 - f. **Motion (Action Item)–** Approve the project as presented. Passed 2-0-1
2. **Project Name – Chalcedony Street Residences**
 - a. **Presenter –** Scot Frontis
 - b. **Residential/Commercial/Mixed-Use –** Residential
 - c. **City Project Number –** PTS# 315466, Project Manager: Laura Black, LBlack@san Diego.gov
 - d. **Description –** CDP to demolish an existing single family residence and construct two 2,341 sq.ft. single family residences on two separate 3,125 sq.ft. lots located at 860 Chalcedony Street. Zone RM1-1, Coastal Overlay, Coastal HT, Residential Tandem, Parking impact zones.
 - e. **Discussion -**
 - i. These structures had no issues other than the fact that the carports are not being counted in the floor area ratio (allowed per code).
 - f. **Motion (Action Item)–** Approve the project with the requirement of a carport disclosure to the owner (see sample attached). Passed 3-0
3. **Project Name – Diamond Street Residences**
 - a. **Presenter –** Scot Frontis
 - b. **Residential/Commercial/Mixed-Use –** Residential

- c. **City Project Number** – PTS# 313349, Project Manager: Laura Black, LBlack@sandiego.gov
- d. **Description** – CDP to demolish two existing single family residence and construction of, a three-story, 2,342 sq.ft. single family residence and a three story 4,655 sq.ft., two-unit residential apartment building. Buildings on two separate 3,125 sq.ft. lots located at 965 Diamond Street. Zone RM1-1 and the Cass Street Commercial Planned District, Coastal Overlay, Coastal HT, Residential Tandem, Parking Impact, Transit Area zones.
- e. **Discussion** –
 - i. This project had mostly positive feedback to the architect and developer, there were two concerns regarding this project:
 - 1. Visibility of backing out of the parking spaces in the alley.
 - a. The architect and developer are going to try to make accommodations for better view corridors for the tenants.
 - b. Tandem parking is utilized on the condo project. There is one filled in curb cut which adds an additional street parking space.
- f. **Motion (Action Item)**– Approve the project anticipating a visibility enhancement.
Passed 3-0.

4. Project Name – BevMo

- a. **Presenter** – Liz Zaninovich, Stephanie Saathoff
- b. **Residential/Commercial/Mixed-Use** – Commercial
- c. **City Project Number** – N/A
- d. **Description** – 1975 Garnet (former location of Blockbuster) CUP for alcohol sales, License 21 (transfer from National Avenue) & 42 (new).
- e. **Discussion** –
 - i. There were several people from the community with many concerns regarding a BevMo being located in Pacific Beach. The general concerns were:
 - 1. It would increase crime.
 - 2. There are enough stores that sell alcohol already.
 - 3. Patrons would get drunk during the in-store tastings.
 - 4. Graffiti would not be cleaned up quickly enough.
 - 5. If BevMo went out of business they could sell the licenses to another operation.
 - 6. There is not proper local CUP's.
 - ii. The BevMo representatives had a chance to respond to the community concerns:
 - 1. They believe they are the model store for alcohol sales.
 - 2. They have 24 conditions that are a combination of voluntary and mandatory restrictions that they offer for all of their stores. These conditions are attached.
 - 3. They are going to investigate how to better restrict the transfer of there license should they go out of business or move.

4. The total serving size limit is 8 ounces per patron and they are not allowed to serve intoxicated patrons.
5. They are happy to lobby with the community for local conditions.
6. They will investigate the purchase of a local license.

f. **Motion (Action Item)**– Deny the project unless they purchase a current Pacific Beach alcohol license from another operation. Passed 2-1

5. **Non Agenda Public Comment – Information Items Only**

6. **Adjournment**

KARYL MILLER - HOMEOWNER

KARYL@MILLERREPORT.COM

Karyl Miller

PBPG - Development Subcommittee Sign in Sheet 5/9/2013

	Name	Affiliation	Email	Signature
1	Curtis Patterson	PBPG	curtis@pattersoneng.com	
2	Scott Chipman			
3	Brian Cury	PBPG		
4	Don Gross	PBPG		
5	Kevin Jorgensen	Architect		
6	Colleen Margrey	Home Owner		
7	LUIS M MARQUEZ	HOME OWNER		
8	STEPHANIE SAATHOFF	CLAY CO - BAYMO!	ssaathoff@theclayco.com	
9	Fellers	Owner		
10	Marcella Tolan	RESIDENT	agmail.com marcellatolan	
11	JIM KROKKEE	RESIDENT	JKKROKKEE@MSN.COM	
12	France Feller	Owner		
13	Marcie Beckett	PB Homeowner		
14	Ryko DAMBERS	PBTC	greg92109@yahoo.com	

Jean Lieberman
Marv Lieberman
and

greg92109@yahoo.com
TUC1A1@SAN.DIC.COM

Jean Lieberman } see the
Marv Lieberman } sea

Volunteered Conditions

Applicant/Licensee: Beverages & More, Inc., a Delaware corporation (BevMo!) (“Licensee”)

Premises Address: 1975 Garnet Avenue, Suite C, Pacific Beach, CA (“Premises”)

1. Loitering is prohibited on the Premises or the area under the control of the Licensee.
2. The Licensee shall post and maintain a sign facing the Premises’ parking lot that measures at least two feet square, with two-inch block lettering stating: “No loitering. No littering. No drinking of alcoholic beverages. Violators are subject to arrest”.
3. At each point of entry to the off-sale general Premises from the on-sale beer and wine public Premises, a prominent sign shall be posted, stating: “No open alcoholic beverage containers beyond this point”.
4. At each point of entry to the on-sale beer and wine public Premises, a prominent sign shall be posted, stating: “No Minors Under 21 Permitted”.
5. A sign at the entrance to the Premises shall be posted, stating: “No Minors Under 21 Permitted Without an Adult”.
6. Any graffiti painted or marked upon the Premises or on any adjacent area under the control of the Licensee shall be removed or painted over within 72 hours of notice of occurrence.
7. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. and 10:00 p.m., each day of the week.
8. No employees shall be under the age of 21.
9. No outdoor tables or chairs or any other form of patron seating shall be provided on any outdoor patio or sidewalk under the control of Licensee. No service or sales of alcohol shall be permitted in any outdoor patio or sidewalk location under the control of Licensee.
10. No coin-operated game machines, pool tables, or similar game equipment shall be allowed on the Premises.
11. No pay phone will be maintained on the exterior or interior of the Premises under the control of Licensee.
12. No cigarettes, chewing tobacco, lottery tickets, nor pornographic material shall be sold.

13. All types of alcoholic beverages may be sold, provided that (1) all fortified and specialty wines (defined as wine with 20% or greater alcohol content) shall be sold in cork-finished bottles unless they are sold from a display case kept locked and accessible only by Licensee and its employees, and (2) distilled spirits products in containers greater than .50 milliliters and equal to or less than .375 milliliters must be sold from a display case kept locked and accessible only by Licensee and its employees.
14. No neon signage advertising an individual brand of alcohol shall be located in the windows of the Premises so as to be facing outward from the Premises or on any part of the exterior of the Premises under the control of Licensee.
15. All employees hired to work on the Premises shall receive training on prevention of sales to minors and to intoxicated persons.
16. Sales of refrigerated separate alcoholic containers for individual consumption, excluding wine and spirits, unless packaged for sale as such by the manufacturer, are prohibited.
17. Service and consumption of alcohol shall take place only in the designated tasting area. Tasting hours shall be limited to three (3) times per week and twelve (12) Holidays per calendar year, for no longer than four (4) hour increments each. Tastings shall end no later than 7:00 p.m.
18. Tasting samples shall not exceed two (2) ounces per glass or container, totaling no more than eight (8) ounces per patron. Patron sampling of more than one glass or container of alcoholic beverage for the purpose of comparative tasting(s) shall not constitute a violation of this condition.
19. No self-service of alcoholic beverages shall be permitted in the tasting area.
20. An employee shall be present in the tasting area during all times that tasting activities are taking place.
21. Licensee shall install security lighting along the rear of the Premises to discourage nuisance activities adjacent to residentially zoned properties. All lighting shall be shielded and angled downward.
22. Licensee shall install security cameras at the front entrance, to complement the standard interior security systems provided.

23. Electronic age verification devices which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the Premises. These devices shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
24. A sign shall be posted in a conspicuous place in the parking area stating the following:
“BevMo! strives to always be courteous and respectful, please extend the same courtesy to our neighbors”.



PIPELINE REHABILITATION W-1

[Print Page](#)

General Information

Project ID	B13014
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Project Description:

Approx. 4.17 miles of existing VC sewer mains within Council District 1. Also included point repairs, Manholes repl. Manholes rehab. Construction of new cleanouts and rehab. of existing laterals. Funding through State Revolving fund (SRF).

Senior Civil Engineer	Schaar, Luis
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Current Phase	Design
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Construction Schedule

Start	December 2013
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Finish	October 2014
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Cost

Total Project Cost	\$3,344,000
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Updated	05/01/2013
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Project schedules and cost estimates are subject to change without notice.

"Working together to engineer a better tomorrow"

For additional information, or questions about this project please call our public information line at (619) 533-4207, or visit us online at

[*CIP Project Home Page*](#)

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THE CITY OF
SAN DIEGO

Sewer Pump Station 13 Improvements

Background

Sewage Pump Station 13 was constructed in 1963 and consists of two 10hp drywell pumps. The wet well is an enclosed concrete vault structure situated inside the drywell. In order for City staff to clean the wet well, they need to enter the drywell creating a dangerous confined space. The main goal of this upgrade is to modify the wet well such that cleaning and inspecting does not create confined space issues for city staff. The existing pumps will also be replaced so that the pump station can continue meeting the demands.

Project Overview

The proposed work includes wet well modifications and extension of walls and relining work, demolition and replacement of existing dry-pit, replacement of the pumps and related piping and electrical needs. Also included is a partial demolition and redesign of pump station roof, installation of new access hatch and access boxes/ventilation systems.

Construction Schedule

Construction is scheduled to start in November 2013 and is estimated to be completed by August 2014. Construction of this project will occur between the hours of 8:30a.m and 3:30 p.m.

Location

633 Tourmaline Street San Diego, CA 92109

Cost

The total project cost is approximately \$975, 5000.00.

Additional Information

Additional information about the project and other important infrastructure projects can be found at www.sandiego.gov/engineering-cip, or by calling the public information line at (619) 533-4207, or by sending an email to engineering@sandiego.gov.

- ▶ Airports
- ▶ Bikeways
- ▶ Bridges
- ▶ Drainage Control & Flood Control Facilities
- ▶ Libraries
- ▶ Park & Recreation Centers
- ▶ Police, Fire & Lifeguard Stations
- ▶ Street Improvements
- ▶ Street Lights & Traffic Signals
- ▶ Utilities Undergrounding
- ▶ Water & Sewer Facilities
- ▶ Water & Sewer Pipelines



“Working together to engineer a better tomorrow.”

If you have any questions about this project, please call Engineering and Capital Projects Public Information Line at (619) 533-4207 or visit us online at www.sandiego.gov/engineering-cip.

SEWER PUMP STATION 13 IMPROVEMENTS

SENIOR ENGINEER
Hossein Azar

PROJECT MANAGER
David Manela

PROJECT ENGINEER
Silvia Rendón

CONSTRUCTION PROJECT
INFORMATION LINE
619-533-4207



Division Name -



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COMMUNITY NAME:
LA JOLLA

COUNCIL DISTRICT: 2

SAP ID: B00476

Date: AUGUST, 2012

