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PACIFIC BEACH PLANNING GROUP

JUNE 26, 2019

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Sub [redacted] PBPG Meeting Notes & Minutes
To:

Includes corrected CIP list - please doublecheck

The Pacific Beach Planning Group
held their regular monthly meeting
on Wednesday, June 26, 2019
at the PB Library located at 4275 Cass St San Diego CA 92109

Board members attending:
Karl Rand, Chair
Carolyn Chase, Secretary
Brian Delon,
Steve Pruett
Marcella Bothwell
Jason Legros
Henish Pulickal
Ed Gallagher
Junior Leoso
Scott Chipman - left at 9:03pm
Eve Anderson
Joe Bettles
Bill Zent
Paula Gondolfo
Jim Morrison arrived around 8:15pm

About 35 people in attendance

Note: The Chair did not vote on any of the Motions

ITEM 1: Call to Order at 6:34pm

ITEM 2: Non-Agenda Public Comment
Don Gross - Crown Point ADA improvements; showed photos also of safety hazard; Code Violation at Reed & Mission Blvd @ alley (the garage offset)

James Krokee - Scooters - please see if you can even walk on the Boardwalk on the weekends - it's ridiculous and we need to push against it. On streets, they're doing water repairs for the last two years; Now they're saying sewer upgrades; Why not combine fixes?

Ed Gallagher - Scooters - it's crazy - we need to cap the speeds at 5mph

ITEM 3: MOTION MB/SP for Agenda Approval All in Favor MOTION Passes

ITEM 4: MOTION for approval SP/MP of Corrected Minutes of May 22 All in Favor MOTION Passes

MOTION EA/SP for approval SP/MP of Corrected June 12th Special Meeting All in Favor MOTION Passes

6:41pm
ITEM 5: Chair's Report - Karl Rand
Last year group got tickets to the City's box at PETCO Park in the past and we can check again. You can get them every six months.
The Mission Bay Gateway plan proposal was presented by Scott Chipman at City Council last Week and we look at it in the future
The Planning Group is made up of up to 15 residential members and 5 business members who are all volunteers and community members. We are recognized by the City to make recommendations and the group falls under the Brown Act for public noticing of meetings.

6:45pm
ITEM 6: Vice-Chair's Report - Jason Legros
- website and email list have been migrated successfully
- Treasurer's Report presented FY2018-2019 expenses with an ending balance of $149.72 which was returned to the City.
EG suggested designing a new sign for the group and using new incoming funds for this about $450.

- CPC meeting last night - SB330 and SB50 we voted to oppose them at the special meeting in June. SB592 was amended to take most the language from SB50 and is now active again as SB592 in the Committee process going to Housing and Land Use
Barbara Bry was at the meeting and expressed support for Community Planners
- Airport Advisory Report - no report

ITEM 7: CRMS Committee - development projects

ITEM 7A: #614196 - 1304 Emerald Street Companion Unit
Coastal Development Permit to construct a 1200 sq ft two-story detached companion unit with adjoining, 1-stall carport with alley access and a roof deck. The PBPG had heard the item in November and asked if they could improve the quality of the project. There were also complaints about a view being blocked; that it might become a vacation rental; question if the front unit was in compliance or not and there were several issues. The applicant requested new permits for what was illegally built. Review showed it probably would have been approved and would be inspected against current code and is now back to the full Planning Group. No recommendation was made by the subcommittee.

Rich Heinrich - owner - We're seeking to build this unit for my daughter and her 5-year old son. New renderings were done in February. We bought this in 1988 and the bathroom was already in and have expanded the scope to bring everything into compliance. Showed renderings - about 600 sq ft on the bottom and 600 sq ft on the second story. His daughter also shared how she needed to live there with her young son who was also at the hearing.

Public Comment:
Gordon Froehlich: I live on Emerald and it's a nice street and we want to keep it that way. This used to be an eyesore. Last year they did fix it up, but it's not only how it looks. It was an absentee landlord situation. Our concern is about the potential for noise so we'd like you to eliminate the proposed roof deck.
Sherry Luskin: I live at 1259 Emerald since 1982 and the renters have been horrible with bands, trash you name it. We're over it. Enough already. People keep building higher and how we have to deal with people staring in at us. We've had enough.

Board questions:
EA - you mentioned something about short-term vacation rentals? Is it now used for that?
A - yes and we had some issues with the long term rental there. But we've had much better track record with the shorter rentals and our daughter would live on site.
BZ - Would you consider eliminating the top deck?
A - Our daughter will be living there so it's not an issue
SC - Distance between carport and....
A - 6 feet required - I think it's a little more than 6 feet
MOTION: SP/SC to MOTION APPROVED 11-2-0 with PG and EA voting no

7:20pm
ITEM 7B: #626966 - 1039 & 1041 Van Nuys Street Condo Mapping
Tentative Map Waiver for the creation of two condominiums from two existing detached dwelling units which are currently being remodeled. The 0.14 acre site is on a cul-de-sac in a Residential (RS 1-7) zone.

History: Request would not change zoning or other requirements but allows for the two existing residences to be separately owned and these units have been recognized since before 1955. They were sold two years ago and new owner got permits to remodel (not required to come before the PG). These is a Process 3 that requires a Hearing before a Hearing Officer downtown (probably in September). The decision can be appealed to the Planning Commission. KBusey@sandiego.gov is the city contact to be receive notices. There may be issues about items considered "previously conforming" that couldn't be permitted now but are grandfathered in due to the age of the properties.

EG - called Michael Prinz to discuss the 30-ft height limit and it still does apply. In a sloping lot, you have to stagger down the slope.

SP- I went down to visit the site and whether or not I like what is built is not the question (unfortunately) and how close they are to neighbors and to each others. And we would have had a lot of recommendations, but because it's a remodel, it was permitted so the discussion is now about the condo map request.

7:42pm Rob ? - project rep/builder - we have permits for both houses and they are both legal units. We built what we thought was the best thing. We could have built a total of four units but we didn't. We could have built "long skinnies" but nobody has ever told us they like those, but we really couldn't do it so we did the best we could with what was there with two, single-family homes one 1800 and one 1600 sq ft. This will be under a $2 million price point that families can move into. I'm sorry there's such an uproar. I've worked on a lot of historic houses and the history of this goes back a ways with exceptions that were granted and we're working to do the best we can in our opinion.

Q - cdc - why didn't you do a lot split?
A - don't think it would be approved; would have resulted in a non-conforming lot that wouldn't be approved.

Board members HP, JL, KR, MB, SP, EG, BD and BZ each visited the site.

BD - what about required setbacks?
A - we designed as best we could given existing conditions

Q - is there a reason you didn't do the mapping first?
A - yes - the sub-contractors don't want to accept liability for ten years for a condo.
So you do the building permits first - this is non-coastal - and then the condo map later.

HP - the units are listed as having 3 bedrooms? parking?
A - 2 bedrooms and an optional room....we are way over on parking; they are maxed out on the FAR

Q: prices?
A - one at $1.3 million and $1.4 million

8pm
Public Comments:
Jeff Maestas - houses are too close together
Nona Maestas - worried about getting 4 units eventually; we need more time
Wendy Dwyer-Carter - no need to speak
Diane Fons - there are 6 and 5 million dollar houses there and this doesn't fit; we don't want condos at all
Gail Cadman - nothing new to add except he's trying to remap after the fact
Sarah Mattinson - ceded time to Jeff Maestas
Janey Hummell - I hope you listen to us there is not one owner nearby that is for this; please do not recommend the condo mapping
Nancy Person - this builder has got this all lined up and ready to go and I don't believe he couldn't have done the condo map before the remodeling. I feel like we're being conned.

8:10pm close public comment
MOTION by CC/BZ to approve the Map Waiver
BZ, MB, CC, JL, JO in favor MOTION FAILS 5-9-0

MOTION to deny: SC/SP
MOTION to recommend to deny PASSES: 9-5-0 (same votes as above reversed)

MOTION to provide reasons for denial MB/SP: 13-1-0 BZ voting no MOTION Passes
Those who voted to deny based on: testimony, resident opposition, against condo conversion; don't want to set a precedent; buildings we're remodeled to close and the lot situation should have been resolved before the remodeling permits.

8:30pm MOTION EA/SP to extend meeting by 30 minutes; MOTION Passed 12-2-0

ITEM 8: Reports from Campbell's office & Gloria's office
Monica Eselman - Council member Campbell - no new specific updates - car habitation ordinance is starting to be enforced. Officers spoke to more than 200 scooter riders and issued more than 60 citations. Geo-fencing starts July 1 and cannot end ride on Boardwalk and speed limit of 8mph.

Q - can we find out how many medical calls have been made related to scooters?
A - yes I'll see what we can find

about 16 people still attending
8:41pm
Michaela Valk - Todd Gloria's office
handed out info related to opposition to AB1731 related to Short Term Vacation Rentals and rec'd 50 in favor and 460 in opposition and also City of Carlsbad rules related to Permitting and Licensing Requirements related to decriminalization for sidewalk vendors- check them out and comment

Introducing Randy Wilde who will be covering for her for awhile
also gave out info on SB330 and SB592 (was SB30) and got some changes and Gloria voted for it to moving forward to Local Govt Committee;
Then SB592 will be voted on at Housing Committee next Wednesday. SB50 is NOT SB592 but only two pages (not 40). Do provide suggestions.

ITEM 9 - PB Community Update - skipped - no report

ITEM 10: Streets & Sidewalks - Eve Anderson
Sub-Item: Designated parking spaces for lifeguards - Joe Bettles passed out letter from lifeguards
Introduce Marine Safety Lt Maureen Hodges and requesting support for designated spaces for lifeguards in the vicinity: probably six spaces.

MOTION MB/PG to support allocating spaces for lifeguards during working hours in the vicinity of the PB lifeguard tower MOTION PASSES 13-1-0 cdc voting no

MOTION to extend meeting EA/MB for 15 minutes 13-1-0 CC voting no

SC leaves at 9:03pm

Sub-Item: 187 corrals were reviewed and they are going to paint in mid-July
Sub-Item: all way stop sign at Fanuel & Reed
Testimony by Holly Cloud wants two more stop signs on Fanuel at Reed. Currently have at Reed but now want it to be a 4-way stop and all corner residences support this. Accidents have happened and had 3 since February.

MOTION EA/EG: Support the addition of all way stop signs at Fanuel & Reed

NOTE by JL - this would be a conflict with the CIP recommendation that recommends a roundabout.
EA: But that could take 5 years, but the stop signs could be done NOW for safety purposes. And the City will turn it down if it doesn't qualify.

Q: shouldn't we determine if there are other traffic-calming measures other than stop signs?
EA: The city will evaluate if it meets the requirements for stop signs and not and decide what's appropriate.

MOTION Passes - 3 opposed BZ, CC and EG

10 people still here

9:10pm
ITEM 11 - Capital Improvement Program List - Paula Gandolfo
Proposed Projects List FY 2021-2025

Presented a list with 10 items prioritized:

1. Intersection Improvements - crosswalks
2. 11 roundabouts (Diamond at Cass, Diamond at Fanual, Reed at Cass, Foothill and Loring, Vickie and Opal, Foothill and Tourmaline, Along Crown Pt Drive at Lamont, Lamancha and Shasta, La Cima and Morland.
3. Street light improvements (installed on existing poles)
4. Garnet sidewalk repairs
5. PB entrance signs

6. I-5 entry improvement
7. One Way street Eval for Crown Pt Dr between PB Dr and Lamont St
8. Community Bike Racks
9. Placemaking around schools and parks
10. Ped Bridge over I-5 to Balboa/PB Transit Station

add PB Pathways in seven locations
What about the widening of Balboa under I-5 ?

Deadline for submission is the end of the month

5 people still here

9:25pm MOTION to extend meeting by 20 minutes at 9:25pm MOTION passed

MOTION to approve Sub-Committee recommendations
but those recommendations did not match the list above.

MOTION JB/EA to approve what was put up on the board but add and change:
Complete PB Pathways Phase 3 on Cass, Diamond, Fanuel, and Reed as #5 replacing PB Entrance signs.
Amend to replace 10 with widening Balboa under I-5 to replace #10

COMBINE 1 and 2 since they are all intersection improvements for safety

MOTION CC/MB to move Balboa Widening into #2
leaving this list:

CIP Proposed Projects List FY2021-2025

1-5 are ranked

1. Intersection improvements (13 crosswalks, 15 countdown timers, 5 pedestrian beacons) PLUS 12 roundabouts: Diamond at Cass, Diamond at Fanuel, Reed at Cass, Reed at Fanuel, Foothill at Loring, Vickie at Foothill, Opal at Foothill, Loring at Foothill, Foothill at Tourmaline, Crown Point Dr at Lamont/La Cima/Moreland).

2. Widen Balboa Ave under I-5 to better accommodate pedestrian and mobility traffic.

3. Street light improvements additions(on both Felspar and Hornblend from Mission Blvd to Ingraham St, Rose Creek Path)

4. Garnet sidewalk repairs and improvements **(holdover from previous FY2016-2020 List)**

5. Complete PB Pathways Phase 3 on Case St., Diamond St, Fanuel St., and Reed Ave.

6-11 are not ranked

6. I-5 Entry Improvements (special emphasis on northbound entrance and southbound exit on Mission Bay Blvd near Bluffside) **(holdover from previous FY List)**

7. One Way Street Evaluation for Crown Point Drive between Pacific Beach Dr and Lamont St

8. Community Bike Racks

9. Placemaking around schools and parks

10. Pedestrian Bridge over i-5 to Balboa/PB Transit Station

11. PB Entrance signs (Westbound Balboa Ave, Ingraham Bridge, Southbound La Jolla Blvd, Northbound Mission Blvd.)

All in FAVOR at 9:42pm MOTION Passes

Meeting adjourned at 9:45pm other Agenda items trailed.

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Board mailing list
Board@pbplanning.org