

PACIFIC BEACH COMMUNITY PLANNING COMMITTEE
EARL AND BIRDIE TAYLOR LIBRARY
MEETING AGENDA for March 28, 2007, 6:30 PM

6:30pm – Call to order; Approval of the prior month's minutes

6:35pm – Agenda; Requests for changes and continuances; adoption of agenda

6:40 - Communications from the public on non-agenda items.

6:45 - Government office reports: Mayor, Council District 2: Allison Stanley/Thyme Curtis, County Supervisor

6:55 – City staff report: Jennifer Cordeau

7:05pm – Information items:

None

7:05pm - Election Subcommittee (Jeton Prince):

Action items:

Elections to be held and results memorized.

7:10pm - Chair's report: Mark Mitchell

Action items:

Committee officers to be nominated.

7:15pm – Supplemental Action Item:

July 4th beach and bay alcohol ban presented by Al Strohleim

7:20pm – Residential subcommittee projects (Barry Schneider):

Action items:

1. 1803 Grand Avenue #120212 CDP & MW to convert 4 under construction rental units to condominiums.
2. 1260 Parker Place #116091 – CDP for a 4-unit remodel and addition to an existing structure.
3. 1158-1166 Felspar Street #66054 CDP to consolidate 4 lots into one lot in RM-2-5 zone, convert garage to living space.

*Note: it is possible that agenda items may **NOT** be heard. For late information on residential jobs, call Mark Mitchell @ 858/483-2695 or Barry Schneider at 858/272-4767.*

7:42pm - Commercial subcommittee projects (Carol Blomstrom):

Action Items:

1. 747 Turquoise Street #51754 – Four residential units over 1,659 sq. ft. of commercial.

*Note: it is possible that agenda items may **NOT** be heard. For late information on commercial jobs, call Mark Mitchell @ 858/483-2695 or Carol Blomstrom @ 858-361-9877*

7:52pm - Traffic subcommittee (Jim Morrison):

Action items:

8:00pm - Neighborhood enhancement subcommittee (Chris Fuller):

Informational monthly up-date.

8:10pm - PBTC & Discover PB subcommittee (Benjamin Nicholls):

Action items:

8:15pm - By-Law subcommittee (Jim Lester):

Informational monthly up-date.

8:20pm – Community plan subcommittee (Marcie Beckett):

Informational monthly up-date.

8:25pm - CPC Liaison report (Kathy Mateer):

Informational monthly up-date.

Minutes and Agenda at www.welovepb.com under "Civic Organizations"
Minutes to be posted at www.welovepb.com within 2 weeks after meeting

PACIFIC BEACH COMMUNITY PLANNING COMMITTEE
FEBRUARY 28, 2007 MEETING MINUTES
(minutes to be approved at the March 28 meeting)

Members in attendance:

Marcie Beckett	Michael Katz	Mark Mitchell	Barry Schneider
Carol Blomstrom	Jim Lester	Jim Morrison	John Shannon
Kathy Evans	Kathy Mateer	Jeton Prince	Catherine Strohlein

Call to Order, Quorum and Minutes:

The meeting was called to order at 6:30 by Mark Mitchell, Chair. A quorum was declared. Two requests for changes to the January minutes were expressed: Kathy Evans said the vote count is to be corrected on project #115453 (4017 Gresham Street) to 13-0-1, and Jim Lester asked that Project #115057 (1112 Emerald Street) state that a request was to add a parking slab. A motion (by C. Strohlein, M. Katz) was made to approve the minutes as changed.
Vote: Motion passed 11-0-1.

Changes and Adoption of Agenda:

Residential project #3, 1158-1166 Felspar Street #66054 was continued per the applicant's request. Motion: (J. Lester, K. Mateer) Adopt the agenda as amended.
Vote: Motion Passed 12-0

Public Comment:

Al Strohlein made a comment concerning following Robert's Rules of Order for projects that were taken off the agenda or would not be heard. He also had comments on new establishments serving alcohol and licensing.

Government Reports:

Alison Stanley introduced Thyme Curtis who will be assisting Alison and working in Councilman Faulkner's office. Councilman Faulkner's 2nd state of address will be held at the Catamaran Hotel on March 13th at 6:30 PM. She concluded with comments on the progress made at last Monday's Beach Alcohol Committee and said to contact her for more information on anything she discussed.

Chair's Report:

Mark Mitchell reported that he had been asked to meet with Riviera Drive residents to consider options relating to how to get motorists to slow down. They say that excessive speed is causing accidents and other related problems. During their meeting, they voiced their concerns and had speakers from the police and fire departments, and a representative from the City's traffic division. They also consulted with the City's engineering department. With Mark Mitchell mediating, the neighborhood group came up with the proposal being presented to the Pacific Beach Community Planning Committee tonight.

Mr. Mitchell explained to the committee and audience what had transpired to this point (paragraph above). A diagram was shown of the various streets involved and what they would like done to help slow down traffic. 45 minutes of public testimony ensued. Approximately 15 people spoke in favor of this proposal with reasons including numerous accidents, not being able to cross the street safely, not being able to back out of driveways onto Riviera, and traffic, to name a few. Also, a few spoke offering other solutions to the problem. Some voiced concern about increased traffic on the adjacent residential streets if this proposal were to move forward and therefore were against the proposal as shown. Additionally, the Pacific Beach Planning Committee gave their comments. In the end, the committee was asked to vote of the proposed diagram.

Motion: M. Beckett, **To accept the proposed diagram as shown and as described as follows: The committee recommends Graham Street to become a ONE WAY street; a drainage channel is recommended at Roosevelt, La Playa and La Cima Streets; a stop sign and a crosswalk at Moorland; and a "V-Calm Sign" is recommended for both directions at La Mancha Street.**

Vote: Motion Passed 9 for 3 against

Residential Projects:

824 Sapphire Street #117186 Coastal Development Permit and Tentative Map Waiver to convert 4 existing residential units into condominiums. The applicant was present.

The two issues that the sub-committee had were a wall in the right of way and an enclosure for trash. The applicant said both these issues had been resolved.

Motion: (B. Schneider, C. Blomstrom) Approve CDP and TMP to convert to condominiums.

Vote: Motion Passed 11 for 1 against

1403 Oliver Avenue and 4155 Gresham #120420 Coastal Development Permit and Tentative Map Waiver to create 2 residential condominiums (under construction.) The applicant was present.
Motion: (Schneider, C. Blomstrom) Approve CDP and TMW to change rentals under construction to condominiums.
Vote: Motion Passed 12 – 0.

Commercial Projects:

3565 Del Rey Street #117965 Coastal Development Permit and Tentative Map Waiver to create 3 condominiums. The property currently has a restaurant and offices. The applicant wants to be able to sell the restaurant separate from the office space. The applicant was present.
Motion: (Blomstrom, K. Mateer) Approve CDP and TMP to create condominiums on restaurant and offices.
Vote: Motion Passed 12 – 0.

1269 Garnet Avenue #111831 Neighborhood Use Permit for an 85 square foot sidewalk cafe for the "TAP ROOM." The applicant was present.

Motion: (M.Beckett, J.Morrison) **Deny Neighborhood Use Permit #111831. Reasons for the denial of the motion are: 1. Not wanting alcohol consumption on or near public sidewalk. 2. Not wanting storefront opened up so that public will clearly see and hear bar patrons as they consume alcohol.**

Discussion: Public Comments were made from Al Strohleim who showed pictures of Garnet with numerous sidewalk cafes that in his opinion resembled Tijuana. He said the problems with drinking are getting worse and he thought the committee should deny the project based on alcohol. Mark Mitchell read a letter he received from Scott Chipmann who asked that the committee deny the project based on esthetics and alcohol use. Members of the committee also spoke. A few members said they would never have voted for other applications for sidewalk cafes had they known how tacky and ugly Garnet Avenue would look with the addition of the cafes. Others spoke of safety issues saying they didn't feel cafes should encroach on public sidewalks because pedestrians do not have enough room to maneuver around the cafes, especially on busy summer days and evenings. Other concerns were use of alcohol and Pacific Beach having too many alcohol use permits as it is.
Vote: Motion to Deny Cafe Passed 12 – 0.

Report from Parking Committee (Jim Morrison)

Jim said he has a list of Streets for a proposed pilot program which could give property owners the right to park in front of their own drive-ways. There would be a yearly fee associated with this privilege. Additional information will be given at the next meeting.

Election Sub-Committee (Jeton Prince)

The following members are up for renewal: Jim Morrison representing census tract 78.00, Marcie Beckett, 79.01, and Barry Schneider 80.02/83.10, are up for renewal. 80.01 has 1 vacancy (Mark Mitchell's term is up,) and 77.00 is vacant (Catherine Strohleim is also termed out.) 83.01 has two vacancies, and 79.02 has two vacancies, Commercial seats up for renewal include Carol Blomstrom, Benjamin Nichols and Michael Katz. There is one additional vacant commercial slot. An add was placed in the Beach and Bay Press and a bulletin was posted at the Pacific Beach Library. Also, last week's Beach and Bay Press had an article that advertised for new members.

Neighborhood Enhancement Sub-Committee (Chris Fuller)

Absent

PBTC & Discover PB Sub-Committee (Ben Nicholls)

Absent

By-Law Sub-Committee (Jim Lester)

Jim reported that he attended the City's Brown Act seminar. He gave each member a hand out of the draft provisions related to the Brown Act Council Policy 600-24.

Community Plan Sub-Committee (Marcie Beckett)

Marcie reported that her committee has been going over the October General Plan Update and encouraged each member to please read the plan because there were strong implications and changes for the future of Pacific Beach. She asked that members make comments, especially regarding the Land Development Chapter and report back to the committee. The next meeting will be (the day before the regular residential and commercial sub-committee) Thursday, at noon, March 15th at the Library.

CPC Liaison Report (Kathy Mateer)

Nothing to report

The meeting was adjourned at 8:50 P.M. The next meeting will be held on Wednesday, March 28th at 6:30 at the Pacific Beach Library.

Kathy Mateer, Acting Secretary
3/4/07