



Pacific Beach Planning Group

www.pbplanning.org

**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday August 27, 2014**

SANDAG MID-COAST CORRIDOR TRANSIT PROJECT WORKSHOP

5:00–6:30 pm

The Mid-Coast Corridor Transit Project will extend Trolley service from the Santa Fe Depot in Downtown San Diego north along Interstate 5 to the University City community, serving major activity centers such as Old Town, Mission Bay, UC San Diego, and Westfield UTC. The San Diego Association of Governments (SANDAG) is in the process of designing nine Trolley stations along the route. SANDAG is seeking public input about station design features and will host the public workshop just prior to the regular Pacific Beach Planning Group meeting.

AGENDA

6:30-8:30 pm

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **July 23, 2014 Minutes - Modifications and Approval**
- Item 4 **Chair's Report**
- Item 5 **Election Subcommittee (Action Item)**
PBPG Vacancy Census Tract 78.00
Presenter: Imelda McClendon
- Item 6 – 7:00 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 7 – 7:10 **Government Office Reports (Informational Item)**
Presenter: Tarrant Seautelle (Council District 2)
- Item 8 – 7:20 **Garnet & Grand Shopping Plaza (Informational Item)**
Presenter: Vicki Piazza (CarrierJohnson)
- Item 9 – 7:35 **Development Subcommittee (Action Items)**
Presenter: Curtis Patterson
1. Oakmont CDP (PTS# 369191)
4322 Cass Street
CDP to construct 65-unit 55,968 sf residential elderly care facility (CC-4-2 Zone).
Subcommittee recommends motion to approve.
2. 4645 De Soto MMCC (PTS# 368309)
4645 De Soto Avenue
CUP for medical marijuana consumer cooperative (MMCC)
Subcommittee recommends motion to deny.

3. Felspar Duplex CDP
1329 Felspar Street
CDP to constructed (2) residential duplexes
Subcommittee recommends motion to approve.

4. PB Hornblend Duplexes EOT
1134-48 Hornblend Street
Extension for CDP No. 390358 (2) residential duplexes
Subcommittee recommends motion to approve.

Item 10 – 8:25 **Code Compliance Subcommittee (Informational & Action Items)**
Presenter: Henish Pulickal
Informational Items (Friday Aug. 22 Garnet walk, other, etc.)
Letter to City requesting additional code compliance in PB (Action Item)

Item 11 **Other Subcommittees and Reports (Time Permitting)**
EcoDistrict: Chris Olson
Traffic and Parking Subcommittee: Michael Beltran
Communications Subcommittee: Baylor Triplett
Special Events: Eve Anderson

Item 12 – 8:30 **Adjournment**

(Next Meeting: Wednesday, September 24, 2014)



August 11, 2014

Ed Harris – District 2 City Council District Representative
Chet Barfield – Pacific Beach Representative
Dominika Bukalova – Chief of Staff
Nicole Capretz – Policy Advisor
Lori Zapf – District 2 City Council District Representative (Takes over in November)
Kelly Batten – Chief of Staff
Ernie Navarro – Small Business Liaison
Kevin Faulconer – Mayor
Felipe Monroig – Deputy Chief of Staff/Community Engagement

Re: Objection to Proposed Marijuana Dispensary at 4645 De Soto Street San Diego, CA

I am the Vice President of Operations for Price Self Storage, a local self-storage business that has been in operation for 12 years located on 4667 Albuquerque Street in Pacific Beach. We are writing to object to the proposed marijuana dispensary at 4645 De Soto Street in Pacific Beach (the "Dispensary") and to request your assistance in ensuring that the Dispensary is not approved at this location.

The proposed location for the Dispensary is directly behind the Price Self Storage Facility, a facility designed to provide secure storage for property belonging to approximately 1,353 individuals and families. The proposed location for the Dispensary is completely unworkable because: 1) there is inadequate access and; 2) the presence of the Dispensary will unreasonably increase safety and security concerns for the Price Self Storage Facility and its many tenants.

Access to the proposed Dispensary would only be available through Price Self Storage's property via an access easement across Price's private property. That easement, however, was granted *only* to Dewey Real Property Management Co., Ltd. (the predecessor to the current owner) and *only* contemplated limited traffic from Dewey's employees during morning and evening hours. The proposed Dispensary, however, will attract regular vehicular, pedestrian and bicycle traffic at all hours of the day. In fact, the proposal contemplates sixty-two (62) individual vehicular trips through the easement area *in the AM hours alone*. Our attorneys have advised that the easement cannot be exercised in this manner, as it would materially increase the burden on the Price Self Storage property. As a result, the anticipated change in the volume and type of traffic over the easement area would constitute a violation of the existing access easement agreement, which Price Self Storage will not hesitate to enforce through litigation or otherwise. Without adequate access, the proposal should be rejected out of hand.

Even putting aside the lack of legal access to the proposed Dispensary, there are practical safety and security concerns associated with the proposed location that require rejecting the proposal. As is clear from the photographs below, moving and delivery trucks would be competing for limited space with all-day vehicular, pedestrian and bicycle traffic, significantly increasing the risk of accidents and slowing access to and from our business. The anticipated use is therefore incompatible with this area because it would substantially increase traffic relative to existing capacity and would result in traffic hazards.

Notwithstanding these already-present concerns, the current proposal is to actually *reduce* the width of De Soto Street from 29 feet to 24 feet south of the intended access and parking area. Reducing the width of this area five feet will only serve to increase the anticipated safety and congestion problems discussed above. Further exacerbating these concerns is the proposed designated off-street parking area, which will apparently require vehicles to utilize the same congested area to back out and turn around when exiting the Dispensary.

10920 Via Frontera • Suite 510 • San Diego, CA 92127 • Tel: 858 485-5900 • Fax: 858 485-5353
www.priceseelfstorage.com







Separate and apart from the safety and congestion concerns, our business involves the secure storage of our tenants' property. There are heightened security concerns associated with the all-day presence of

individuals who do not live or work in the area and who do not store property at our facility. In fact, if the proposal is implemented, Price will be forced to install another security gate just west of the Proposed Dispensary in order to maintain security and to avoid liability for non-customers traversing Price's private property. The requirement of an additional gate will lead to even further congestion.

Our legitimate existing business relies on security and safety to survive. It should not be adversely affected by an attempt to shore-horn the Dispensary into an area that lacks access and is totally incompatible with all-day retail traffic. Put simply, the proposed location for the Dispensary is a recipe for safety, security and congestion problems and we fail to see how the proposal as presented is compatible with the adjoining area.

We request an in-person meeting to discuss the impacts the proposed Dispensary would have on our existing operation. At minimum, we believe that the City of San Diego and the project applicant should present a detailed written proposal to Price Self Storage (that is subject to Price Self Storage's approval) addressing the above concerns, especially considering that the proposed Dispensary would rely on use of Price Self Storage's property for access.

Please contact me at 858-485-5900 x2.

Sincerely,



Lynn Chisnell
VP of Operations & Finance



Submittal Requirements

7/31/14 3:30 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

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L64A-001

Project Information

Project Nbr: 368309 **Title:** 4645 De Soto MMCC
Project Mgr: Gutierrez, Edith (619)446-5147 egutierrez@sandiego.gov



Review Cycle Information

Review Cycle: 8 Submitted (Multi-Discipline)

Opened: 07/31/2014 2:32 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	7	Applicant Response to Issues	7
Development Plans	7	Landscape Development Plans	7
Storm Water	2	Storm Water Req. Applicability Checklist (DS-560)	2
Water Quality Study	3	Water Quality Study	3
Development Plans	7	Site Development Plans	7



PRICE SELF STORAGE

4667 ALBUQUERQUE ST, SAN DIEGO, CA 92109

DATE DRAWN: 07-30-2014
REVISION 1: 08-06-2014
REVISION 2: 08-07-2014

ILLUSTRATION #2

WITH NEW GATE

INTERSTATE 5

BLDG. C

SELF STORAGE BUILDING
(3 STORIES OVER BASEMENT)

(E) AUTOMATIC GATE

BLDG. B

SELF STORAGE BUILDING
(3 STORIES OVER BASEMENT)

EXISTING CHAINLINK GATE

30'
ACCESS
EASEMENT

PROPOSED NEW GATE TO
RESTRICT NON PRICE SELF
STORAGE TRAFFIC, WILL BE
AUTOMATIC AND ONLY FOR
PRICE SELF STORAGE USE.

SLOPE UP

EXISTING
CHAINLINK
GATE

EXISTING
BOLLARD

EXISTING
POWER
POLE

EXISTING FIRE
HYDRANT

EXISTING LANDSCAPE
AREA

BLDG. D
SELF STORAGE BUILDING
(1 STORY)

EXISTING
CUL-DE-SAC
DEDICATION
(SHOWN DASHED)

EXISTING "DEWEY
PEST CONTROL"
BUILDING

PROPOSED "MISSION BAY
COOPERATIVE" WITHIN
EXISTING BUILDING

DE SOTO STREET

EXISTING POWER POLE

EXISTING MASONRY WALL

EXISTING GATES

EXISTING
"LA QUINTA INN"
HOTEL

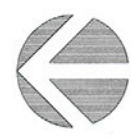
ALBUQUERQUE ST

I-5 SOUTH
ON-RAMP

DE SOTO STREET

EXISTING LANDSCAPE AREA

EXISTING PUBLIC SIDEWALK



NORTH

(NOT TO SCALE)

PROVIDE YOUR INPUT ON MID-COAST TROLLEY STATION DESIGN



The Mid-Coast Corridor Transit Project will extend Trolley service from the Santa Fe Depot in Downtown San Diego north along Interstate 5 to the University City community, serving major activity centers such as Old Town, Mission Bay, UC San Diego, and Westfield UTC.

The San Diego Association of Governments (SANDAG) is in the process of designing nine Trolley stations along the route. We want to hear your input about station design features. We will host a public workshop just prior to the regular Pacific Beach Planning Group meeting to provide an opportunity for you to tell us what you think about the proposed stations that will serve your neighborhood. We hope to see you there!

Trolley Station Design Workshop

Wednesday, August 27, 2014, 5-6:30 p.m.

Pacific Beach Branch Library Community Room, 4275 Cass Street, San Diego, CA 92109. Discussion will focus on Clairemont/Linda Vista Stations (Tecolote Road, Clairemont Drive, and Balboa Avenue).

This meeting location is accessible by transit. Phone 511 or visit 511sd.com/transit for route information.

In compliance with the Americans with Disabilities Act (ADA), SANDAG will accommodate persons who require assistance in order to participate in the public meetings. If such assistance is required, please contact SANDAG at (619) 595-5620 at least 72 hours in advance of the meeting. To request materials in an alternative format, please call (619) 595-5620 or fax (619) 699-1905.

sandag.org/midcoast



**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday August 14, 2014 12:15PM
PB Library Community Room
*Agenda***

1. **Project Name** – PB Hornblend Duplexes EOT
 - a. **Presenter** – Viridiana Henely
 - b. **City Project Number** – [PTS#319167](#), Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – Extension of Time for CDP No. 390358 to demolish two existing commercial buildings and one single family residence and construct two residential duplexes. Located at 1134-1148 Hornblend.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 12:15-12:30PM
2. **Project Name** – Felspar Duplex CDP
 - a. **Presenter** – Bob Mueller
 - b. **City Project Number** – [PTS#372205](#), Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – CDP to demolish an existing residence and construct four residential, for rent, units at 1329 Felspar Street.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 12:30-12:50PM
3. **Non Agenda Public Comment – Information Items Only (1:10PM-1:30PM)**
4. **Adjournment**