

PACIFIC BEACH COMMUNITY PLANNING GROUP SPECIAL MEETING

PACIFIC BEACH EARL AND BIRDIE TAYLOR LIBRARY AGENDA FOR THURSDAY, 4 SEPTEMBER, 2008

6:30 PM **Call to Order, Quorum,**

Agenda: Requests for Changes and Continuances, Adoption of Current Agenda

Minutes: Approval of July 2008 Minutes

Chair's Report: (John Shannon): Announcements, etc.

Non-Agenda Public Comment – (2 min per subject) Issues that are not on the agenda and are within the jurisdiction of PBCPG

Action Items:

(7 min) Brad Jacobsen – Associate Traffic Engineer. Re: Restricting number of pedicabs in PB.

(10 min) Oscar Valdivieso - Senior Traffic Engineer. Re: Crosswalk at LJ Mesa and Van Nuys.

Subcommittee Reports: (Public comments limited to 2 min per person)

Residential / Mixed Use / Commercial Sub-Committee Action Items (60-90 min) (Chris Olson)

Presentation: Beachfront Resort (between Reed and PB Drive & Mission Blvd and Ocean Front Walk

Update: Carports

Projects:

1) #96319, **1949 Grand Ave:** CDP and Map Waiver application to waive requirements of a tentative map and undergrounding of utilities to convert 4 residential units to condominiums and create 2 commercial condominiums in a CN-1-2 zone.

2) #127158, **820 Opal St:** CDP Map waiver application to waive requirements of a tentative map and undergrounding overhead utilities to convert 2 existing residential units to condominiums in a RM-1-1 zone.

3) #159002; **754 Tourmaline St;** CDP to construct a 2,185 sq ft SFR residence with garage with and existing SFR in a RM-1-1 zone.

4) #153092, **2175 Reed Ave:** Variance for a 216 square foot addition with rear yard setback to an existing SFR on a 3125 sq ft site in a RM-1-1 zone.

5) #157852, **1368 Reed Ave:** CDP and Map Waiver application to waive the requirements of a tentative map and underground overhead utilities to convert 1 residential unit to condo and create 1 residential condo (under construction) in a RM-1-1 zone.

Subcommittee Reports: (@ 5 min)

Election Committee and Vacancy Report (Jeton Prince)

Traffic and Parking, PB Parking District (Jim Morrison and/or ?)

ByLaws Committee (??)

Community Plan Amendments and Design Guidelines (Marcie Beckett)

Mission Bay Parks Committee (Jeton Prince)

Neighborhood Code Compliance (Scott Chipman and/or ??)

Special Events (Barbara Williams)

Airport Issues/San Diego Regional Airport Authority (Jim Krokee)

-end (Goal - before 8:30PM)

Minutes for PBPC
July 23, 2008
Earl and Birdie Taylor Library Pacific Beach

Meeting was called to order at 6:35p, a quorum was established. Attendees :Bob Citrano, Gary Foster, Marcie Beckett, Paul Thackrey, Barry J. Schneider, Chris Olson, John Shannon, Jeton Prince, Patrick O'Neill, Marshall Peden, Scott Chipman, Dean Eades, Barbara Williams, Jim Morrison (arrived at 6:55p)

Chris Olson made a motion to approve the June minutes, Barry seconded the motion. Marcie wanted the #4 item on the minutes to have a bolded type for the motion and have the motions placed at the bottom of the discussions. Committee voted to approve the approval of the minutes with Marcie's suggestion. Motion passed 12-0-0

Chris Olson made a motion to adopt current agenda, Scott Chipman seconded the motion, motion carried 12-0-0

Chair's Report: (John Shannon) John is assuming more of an administrative role in PBPlanning.org, he wants more explicit information posted. He has done some reconnaissance up and down boardwalk and is pleased that there is an improved situation overall. He noted a meeting for PB Plan Amendment to be held July 31, 2008 at City Council at 11:30am. He said people are calling in regard to a project at 754 Tourmaline, project has been stopped due to no permits. He wants more information on how we stop people from building without permits? Marcie wants to know what do projects have to exceed to bring them to PBPC? She wants Director of Development Services to have a presentation for us so we can tell what do expect: Marcie will write a letter inviting them to come to us to explain the process. John also stated that we are in the process of redoing the by-laws, City council is rescheduling our review, City Council did not approve our revisions.

Non-Agenda Public Comment – None

Government Office Reports:

Mayor Sander's Office – None

Council District 2: (Thyme Curtis) Thyme reported that Gary Foster and Kevin Faulconer will be working with PBPC and Traffic and Engineering to improve crosswalk on La Jolla Mesa Drive and Van Nuys Street. She will call if we want a presentation from Traffic and Engineering. Scott Peters and Kevin Faulconer are asking alcohol ban to go on ballot in Chris Olson made a motion to approve with Bob Citrano seconding the motion. John Shannon wanted information about this linked to our website. Thyme also reported that Kevin Faulconer wants funds and revenues from Mission Bay Park to stay in Mission Bay Park.

Longe Range Planner: (Lesley Henegar) – Not present

PB Maintenance Assessment district (MAD) (Benjamin Nichols, Director Discover PB)

Ben presented the MAD Proposal and passed out a flier and explained how it will work in Pacific Beach. He would like us to vote on the concept at the next meeting.

Presentations-

Don Gross gave an update on the PB Drive sidewalk/Rosecreek Bridge. He said Jim Lawson is our contact for our bike/pedestrian path across Rosecreek; he said UCSD is interested in the design of the bridge.

Gary Foster presented the issue with the crosswalk at La Jolla Mesa Drive and Van Nuys Street. He wants us to follow up on Thyme's suggestion of having Traffic and Engineering at our August meeting.

Chris Olson announced that there will be a presentation of the "Beachfront Resort" at the August 27th meeting of the PBPC. This project is located between Reed Avenue and PB Drive and Between Mission Blvd and the Ocean Front. The project has come before the planning committee several times in the last 20 years. Jeff Cohen from the Gatehouse Capital Corp will make a short presentation about the status of the project and the new approach they are taking.

Subcommittee Reports:

Residential Use Sub-committee

Chris Olson stated that the last subcommittee meeting was well attended with 9 committee members and the chairperson attending. The next subcommittee meeting for residential and commercial projects will be August 15, 2008 at 3pm at the PB Library in the Community Room. Chris gave an informational presentation regarding carports for projects designed by Dan Linn and as a follow-up to the groups vote to deny a project last month for 1058 and 1064 Diamond Street. There have been several identical projects completed throughout Pacific Beach. Among them is 4 units at 1161 Oliver and 3 units at 771 Sapphire St. Chris has been having discussions with the planner that has reviewed these projects, Jeff Robles at City Planning Review. In particular, there is a city document, Building Newsletter 3-6, which gives a definition of Carport that appears to be in conflict with the completed structures. The document states that "carport structures shall be entirely open on two or more sides except for structural supports". Jeff will raise the issue with senior planners and Chris will report back.

1. #123036 – **1047 Tourmaline Street** Applicant Nick Shauger was present. CDP to demolish an existing one story garage and construct a 2,448 square foot, 3 story unit on a lot developed with an existing 1,201 square foot unit on a 6,250 foot site zoned RM 1-1. Chris made a motion to approve the project with the following changes: Borders around windows similar to existing dwelling, two windows and 13 glass blocks put in on North wall of proposed dwelling, proposed dwelling will have composite shingles similar in style and color and wood stairs on East side of proposed dwelling will tie in with wood entranceway of existing dwelling..

Discussion: Concern was expressed over the parking configuration.

Motion to approve the project with the changes listed above was made by Chris and seconded by Paul Thackrey .

Motion carried 12-1-0

Objection to the motion was that the project had a lot of blank walls and applicant is doing the minimum thing to build project.

2. #135560 - **919 Diamond Street** NDP for a 773 square foot addition to a previously conforming building with 7 additional residential units in the RM 1-1 zone. Applicant Ed Siefken was present. 100' by 125' lot, zoning today allows 4 units but property presently has 8 units. They are adding square feet to one unit which meets FAR with the addition to the unit. Chris Olson made a motion to approve the project with Bob Citrano seconding the motion.

Discussion: Jim Morrison asked if there will be more square feet with the second house on the property. Marcie counted 16 bedrooms with 14 parking spaces and by today's standard there would be only 4 units allowed. Bob Citrano felt the design was good and stated that it would be an improvement. Scott asked why the project is being done in phases? Ed Siefken said that actually the builders didn't think they needed to come before the PBPC. There was a concern about the tie in of all the properties.

Motion to approve the project was made by Chris Olson with Bob Citrano seconding the motion.

Motion did not carry 4-8-0 (Marshall Peden left the room)

Objections to the project: The primary reasons for denial are a) project already has more units than current code allows and they are adding more square footage and b) the project will be done in phases and we are only seeing one phase.

3. #154891 **1709-1711 Missouri Street** Process 3 Map waiver to waive the requirements for a Tentative map and undergrounding overhead utilities to convert two existing residential buildings with one two bedroom unit in each building to two residential condos on a 6,229 sq ft lot. No new construction. Applicant Chris Christensen was present. Chris said that the project does not meet parking requirements. This project requires 3 parking spaces and only one is provided. Tandem parking is not counted in this area. Applicant is trying to have a circular driveway in front of front house.

Property records show that in 1961 front house is described as a house with a garage. Marcie made a motion to deny the project because we don't want to set a precedent of allowing condo conversions to go forward without meeting current parking requirements. Bob Citrano seconded the motion.

Discussion: Bob Citrano said you are asking for two deviations for parking. Barry Schneider suggested that the garage be brought back to the original house. The owner felt that hardships would occur if the garage was brought back to the front house.

Marcie made a motion to deny the project because we don't want to set a precedent of allowing condo conversions to go forward without meeting current parking requirements. Bob Citrano seconded the motion.

Motion carried 9-4-0

4, #152461 **650 Loring Street** CDP for a 468 sq ft addition to an existing SFR on a 6,843 sq ft site in the RS 1-7 zone. Applicant did not show up, project discussion was tabled.

Commercial/Mixed Use Sub-Committee (Chris Olson)

1. #138012 **1819 Garnet Avenue** CDP and PDP to demolish current structures and construct 6 retail spaces and 13 for rent apartments in the CC 4-2 zone. Applicant Ben Hooley was present. Project provides more parking than is required. City's concern is the second floor balconies going into the public right of way. There is a wall effect from the front, suggestion to put in bike racks. Five units are 2 bdr and 8 units are 1 bdr, the community plan is trying to promote smaller units. A mural was suggested for the west wall to take away stark wall effect. 41 parking spaces are required and 64 are provided. Marcie inquired of the breakdown of the square footage: 12,080 residential, 7710 commercial, 26543 parking, 1188 deck, 2277 courtyard.

Jim Morrison made a motion to approve the project with the encroachment unto City's right of way because its an improvement to Pacific Beach. His approval is based on the 23 extra parking spaces, the 1 and 2 bdr units and the project removes a billboard. Bob Citrano seconded the motion.

Discussion: Jim Morrison felt the relief to front of building was an interesting façade to Garnet Avenue and the balconies provide shade to pedestrians. Barry felt it is a long project that looks a bit repetitious. Balconies go 4 feet out past setback, they could have made that more interesting on their own property. Bob Citrano felt the back of the property looked attractive. Marcie calculated that 39% retail space is more commercial space than we have seen in other projects.

Motion carried 11-1-0 (Marshall Peden left 9:25p)

Objection is that the balconies are in the public right of way.

No Committee reports were given except Marcie Beckett announced the Community Plan Amendments and Design Guidelines meeting would be August 15, 2008 at 2:00p at the library. Immediately following is the Subcommittee meeting led by Chris Olson at 3:00p at the library.

Meeting adjourned at 9:25p

