

**PACIFIC BEACH PLANNING GROUP
EARL AND BIRDIE LIBRARY
SEPTEMBER 23, 2009**

6:32p Meeting called to order, quorum established. Attendees: Scott Chipman, Marcie Beckett, Barry Schneider, Paul Thackrey, Jim Krokee, John Shannon, Kevin Szepe, Jim Morrison, Greg Daunoras, Chris Olson and Barbara Williams. Jim Krokee made a motion to accept the agenda with the change of moving Lesley Henegar to an earlier time slot. Scott Chipman seconded the motion, motion carried 8-0-0. Scott Chipman made a motion to approve the August minutes with the date change and the inclusion of "park" in Non agenda public comment. Barry Schneider seconded the motion, motion carried 7-0-1. Marcie Beckett was not in attendance at the Aug meeting she therefore abstained.

Chair's report: John explained the ground rules for all discussions for the evening.

Government Office Reports:

Mayor Sanders Office - Not in attendance

Council District 2 - Thyme Curtis reported that the pedicab ordinance is in effect in PB with defined zone limits and limit to number of cabs. It is unlawful to operate a pedicab on Garnet Avenue west of Ingraham Street, PB Drive west of Riviera Drive. The Beryl Street repaving will begin soon and the Crown Point Drive construction as well.

Long range Planner - Lesley Henegar gave a report on the accessory structure regulations. She cited municipal code 131.0448 noting plumbing is allowed as well as a half bath in accessory structures.

Non Agenda Public Comment - Dennis Richardson stated that crime not being addressed in PB. He would like us to start addressing real issues, it was suggested that he go to Safe and Beautiful committee of the PBTC.

Jennifer Sprofera stated she is a parent of a CP elementary student where the school has a joint park with the City. The children at the school walk around doggie feces. Confusing signs indicating dogs allowed and not allowed.

Thyme directed her to the school district.

Rick Oldham spoke in regard to the businesses in PB. He wants us to talk to Kevin about adhering more to our community plan and be more selective about the businesses that set up in PB. He invited people to be active in Safe and Beautiful of PB.

Don Gross gave an update on the CP Drive sidewalk project.

Informational Items:

Rose Creek Bikeway Bridge: Project Manager San Diego City, Jeff Soriano gave a presentation on the proposed bridge. Cost is projected at \$3.5 million, it will have anti-graffiti finish and is designed for bike and pedestrians only. The gate will be opened to accommodate students at MBHS. The height of the bridge is 13 ft above the high tide.

Action Items:

Vacation rentals - Leonard Baron, Turquoise St. resident, gave panel and audience a flyer from vacation rental owners. It offered suggestions for owners to mitigate the issues.

Nancy Kramer displayed pictures of condominiums on Mission Bay that both allow and disallow Vacation Renters. she contrasted the crowds of people at an owner occupied building versus the vacation renters allowed building.

Jay Dunham stated the vacation rentals look better because owners have more money to fix up their property and improve it.

Melanie Maners showed an ad from Vacation Rental By Owner website. It highlighted a place that sleeps eighteen, has one parking space and is 50 yards away from the Catamaran. She is asking for a ruling of no renting for less than 29 days. She stated the VR's undermine the community.

Pam Grant wants to ban VR's because they of privacy issues for homeowners nearby.

Rosalee Schwarz cited the City code which shows where visitor accommodations are not allowed. Many VR's are in these RS zones.

Karen Hohe said owners need to be responsive to neighbors and responsible.

Jen Sprofera opposed VR's because it devalues property owners nearby. No one would want to buy a home with a VR next door, or even rent a home on a long term basis.

Ed Naudlin is against more rules.

Dennis richardson said a police report he had showed around his rental there has been police action, but not at his rental address.

Sue Modell said she was more than willing to work with neighbors near her rentals.

Jim Krokee said that Vacation Rentals impact the neighborhood in a negative way.

Barbara Williams reported that after checking with four local PB realtors, she discovered that as a property owner upon making a decision to sell your property, you are required to state any nuisances from surrounding properties which include Vacation Rentals if they are a nuisance to the neighborhood. This would include parking issues, noisy and noisy parties from the VR. She stated that she did not want one in her neighborhood because it devalues owner's investments in RS neighborhood.

Jim Krokee made a motion:

Single family zoning is not intended for vacation rentals that promote temporary visitor lodging. San Diego should modify the Land Use Development Code for Pacific Beach, to define vacation rentals, housing rentals less than 29 consecutive days, as visitor accommodations which are prohibited in single family zones. Vacation rentals are a clear threat to our single family community and infrastructure supporting them. It is potentially profitable for developers to buy older single residences in Pacific Beach, demolish them and build large vacation rentals for a profit. This use is not consistent with our PB Community Plan and the purpose of a single family zones to promote neighborhood quality, character and livability stated in San Diego Municipal Code. We need to draft a letter to the City asking to define visitor accommodation so that we can ask for single family zoning to be protected from short term vacation rentals. Marcie Beckett seconded the motion.

Discussion: Marcie Beckett said the PB Community Plan is our guideline. It references visitor services and spells out that the residential zone is not to be used for visitor services. The community has a right to preserve its character. Short term renters are not engaged in the community. Chris Olson felt the motion should extend to all residential zones. Current zoning use doesn't clearly state what kind of use or if it does we don't enforce it. Jim Morrison agreed. We must have an ordinance that protects the neighborhood. John Shannon owns long term rentals in PB and he said he encourages renters to invest in the community and responsible to surrounding neighbors. Scott Chipman said we need to define allowable use of property that promotes a full time residential mix. Kevin Szepe said we need to be careful how we define our limits on rental use. Barry Schneider said we are discouraging owners of RS property from becoming rentals or discouraging families from staying in Pacific Beach. Jim Krokee felt it was necessary to include a minimum 30 day renter policy. Scott Chipman wanted to amend the motion to only deal with PB property, Marcie Beckett agreed. The dissenting vote was due to A) the motion does not include all residential zones in Pacific Beach and B) the motion does not accommodate persons who currently operate vacation rentals.

Vote 7-1-2. Motion carried.

Enforcement of Noise Ordinance - Jim Krokee said the City representative was not present. Barry Schneider made a motion to extend the discussion to the next meeting. Jim Krokee seconded the motion. **Motion carried 10-0-0**

Alcohol Advisory Committee -Chris Olson, Marcie Beckett, Scott Chipman, Barbara Williams and John Shannon have agreed to serve on this committee.

Subcommittee Reports:

Residential/Mixed Use/Commercial Subcommittee- Chris Olson had no report as there were no projects to look at.

Election Committee and Vacancy Report- Jeton was absent. No report

Traffic and Parking, PB Parking District- Jim Morrison/Kevin Szepe: PB Drive and Dawes street stop sign still working on getting a work order. Gary Pence is still working on a report for Loring Street. Kevin Szepe was congratulated on his work on the map of traffic flow and stop signs in our community. Diagram made it very clear where signs currently exist. As of the October meeting, the work order will be in and the stop signs will be installed.

Special Events- Marcie announced BeachFest on October 10th and the BeerFest on October 18th at the Catamaran.

Meeting adjourned at 9:08p

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Per Council policy, the PBPG posts minutes within two weeks after they are approved at wlovepb.org and PBPlanning.org. The current minutes and upcoming agendas are also posted at wlovepb.org 72 hours before a meeting and they are also available on the community board at the PB Library. Previously approved monthly minutes are in a binder at the library.