

MINUTES OF PBCPG MEETING FEBRUARY 25, 2009  
PACIFIC BEACH EARL AND BIRDIE LIBRARY

6:30p Call to Order. Attendees: Kevin Szepe, Dean Eades, Barry Schneider, Jeton Prince, Robert Citrano, Chris Olson, Paul Thackrey, Jim Krokee, Marcie Beckett), Scott Chipman, Jim Morrison, Patrick O'Neill, Gary Foster, John Shannon, and Barbara Williams (Lance Schmidt was present)

**Agenda:** Scott Chipman motion to approve agenda with position of items changed. Paul Thackrey seconded the motion. Motion carried 9-0-0

**Minutes:** Robert Citrano noted last month's trolley extension project was reported incorrectly. Jim Krokee made a motion to approve minutes with the change Citrano made. Kevin Szepe seconded the motion. Motion carried 11-0-2. Barry Schneider and Scott Chipman abstained because they did not have the presentation.

**Non-Agenda Public Comment:** Chris Olson presented "ewatch-neighborhood watch" information. He gave the email address sandiego.gov, then look for ewatch to find information about your neighborhood. Richard Pearson- Presented viewpoint about change of code, namely allowing PB Drive and Mission Blvd project allowed 7 ft wide parking will set a precedent. "PB is going to be a mess" Recommended this group talk to City Councilmen to find out what they plan to do. John Shannon suggested this could be put on a future agenda.

**Government Office Reports:** Thyme Curtis from Council District 2 - sandiego.gov for city police crime reports. Capt. Zimmerman is contact for PB. If we have questions in regard to the parking issue direct them to Development Services. She suggested we invite the board to our meeting. Kevin Faulconer has been working on the Oversized Vehicle Ordinance (OVO). He is hoping to implement a pilot program for OVO. Kevin Faulconer is the vice chair for the Budget Committee. He is looking for ideas from the public for budget cuts. Contact him with ideas sandiego.gov/budget and finance or 619 236 6934. Mayor's Office -Ron Lacey no present.

Long Range Planner - Lesley Henegar, present, no report.

**Informational Items:** Jim Hutzelman, Assistant Director, Community Services, Port of San Diego. Presentation on how Port District manages the tidelands.

Andrea Demich, Asst Civil Eng, City of San Diego. She gave a presentation on Mission Bay Sewer Interceptor System and where PB will be effected by the replacement of equipment.

Don Gross - Mission Bay Park Update report.

**Action Items:** PB Bike Sharing - Erik Camp/Jonathon Sobin of the Collegiate Bicycle Company. they presented their proposal. Chris Olson felt racks are a waste of space. He would like to see a combination of renters and non-renters racks. Sobin said 12 bikes fit in one parking space. Marcie Beckett wanted them managed so that they stay out of the way of traffic and pedestrians by not blocking sidewalks. Gary Foster suggested working with the San Diego Bicycle Coalition. Paul Thackrey concerned with taking public land for private business. Barry Schneider wanted assurance that signage would be kept to a minimum and that signs would encourage safety.

Marcie Beckett made a motion to support concept presented but with these concerns:

-obstruction of public use

-encourage racks for non-renters

-minimum signage

-we want to be involved in future decisions; letter should say we want to see final plan

Barry Schneider seconded the motion

**Motion carried 14-0-0**

(8:05p Marcie Beckett left. Lance Schmidt left at 8:13p)

**Subcommittee Reports:**

**Residential/Mixed Use/Commercial Subcommittee Action Items -** John Shannon only one present at the meeting on Feb. 13. Discussion about changing the time and possibly location of other meetings.

Chris Olson will investigate

**860 Agate #161894 -** A Map Waiver to waive the requirement for a Tentative Map to convert two existing residential units to condominiums and a Waiver from the requirement to underground overhead utilities. 7,248 sq ft in the RM 1-1 zone. Applicants Mike and Karen Dodge were present. Applicants presented

records showing only three parking spaces were required by the city, but current requirements should be four spaces for the condo conversions. Chris Olson said he had no paperwork from the City showing that the parking issue approved three spaces and his last communication with the City indicated a 4 off-street legal parking spaces were required. Chris Olson made a motion to approve the project with the condition it meets the city's requirement for parking Paul Thackrey seconded the motion.

Discussion: Based on the information given by the applicants and Chris Olson stating he did not have anything in writing from the City to support the City approving three parking spaces when four are required, Barry Schneider did not think the parking issue is resolved.

**Motion carried 10-1-1** The vote against the motion was due to lack of information from the City showing number of required parking spaces for this project.

**1142 Garnet Avenue #131201** - This is an existing 25' wide lot with commercial on the front, apartment on the second floor and parking behind. the applicant came before the PBCPG in Feb. 2008 with a proposal for a mixed use project with expansion of the residential component. It was deemed not feasible due to parking requirements and the constraints of a 25' wide lot. the applicant again came before the PBCPG in Feb. 2008 with a proposal to maintain the existing commercial space, change the living unit to personal storage and construct a 2 story personal storage structure in the back with 2 parking spaces. the subcommittee gave mixed reviews of the idea for personal storage and it is apparently feasible to meet zoning requirements. The primary recommendation from the subcommittee was to improve the facade on Garnet Avenue in accordance with the community plan. A plan has been submitted to the city and the project is again before the PBCPG. Chris Olson made a motion to approve the project with the condition the upper portion of the front of the building never be used as a living space. Dean Eades seconded the motion.

Discussion: While looking at the plans for the project that were brought to the meeting, Jim Krokee asked where is the existing building's trash access? Applicant, Terry Brierton, stated there is no access. Krokee said he did not have enough information on the existing building to explain why trash pickup has to be in front, on Garnet Avenue, instead of in the alley. He also raised the issue that deliveries should be from the alley access. Robert Citrano and Kevin Szepe questioned the present practice of hauling trash around the block to the alley. Both felt that this is a poor practice and wanted a better solution. Applicant said that he would run into problems with conforming to present day codes if he changes anything with the front building. He also noted there are problems with the lot not being level, as well as not having any room for an access to the rear alley from the front building.

Chris Olson withdrew his motion.

Jim Morrison made a motion to continue discussion of this project at our next meeting.

Kevin Szepe seconded the motion.

**Motion carried 11-0-0**

#### **Subcommittee Reports (Action Items):**

Election Committee and Vacancy Report: (Jeton Prince) Deadline to file to apply for a vacant position is March 11th. Jim Morrison, Marcie Beckett, Kevin Szepe, Jim Krokee, Paul Thackrey, Patrick O'Neill, Robert Citrano need to re-apply. Vacancies exist in 77.0, 79.04, 79.03, 83.01, and one commercial position. Elections will be held one hour before the next meeting, March 25, 2009 at the library. Jim Morrison volunteered to help at the polls.

Traffic and Parking - (Jim Morrison) Gary Foster and Barry Schneider attended subcommittee meeting.

They want to get a map of stop signs for visual to show impact on community. Jim Morrison will interface with Mission Beach about traffic, Gary Foster will interface with La Jolla. Steve Lopez, (don't know where he is referenced from, Jim or Gary can you help?) told of success with parking permits in other areas.

Mission Bay Parks Committee - (Jeton Prince) No report

Neighborhood code Compliance - (Scott Chipman) No report

Airport Issues/San Diego Regional Airport Authority - (Jim Krokee) Cut back in reporting noise.

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Submitted by Barbara Williams, Secretary