

**PACIFIC BEACH PLANNING GROUP
EARL AND BIRDIE TAYLOR LIBRARY
OF MINUTES FOR SEPTEMBER 4, 2008 MEETING**

6:30 Call to order, quorum established

Attendees: Chris Olson, Jim Krokee, Paul Thackrey, Kevin Szepe, Scott Chipman, Gary Foster, Dean Eades, John Shannon, Marcie Beckett(6:42p), Robert Citrano, Barbara Williams, Jim Morrison (7:55p)

Agenda: Chris Olson made a motion to approve the agenda, Krokee seconded the motion. Motion carried 9-0-0

Minutes: Chris Olson made a motion to approve the July 2008 minutes, Paul Thackrey seconded the motion. Motion carried 8-0-1
Kevin Szepe abstained because he did not attend the last meeting.

Chair's Report: John Shannon reported that the Brown Act required an earlier posting of our agenda therefore we could not meet on our scheduled date. Our PBPG must adhere to the Brown Act and that is why we are assembled today.

Non-Agenda Public Comment: Scott Chipman said he had met with Ben Nichols of Discover PB and they had discussed the three organizations serving PB, Pacific Beach Town Council, Pacific Beach Community Development Corporation and the Pacific Beach Planning Group. Scott said that he would like to propose a way of all of these groups to have contact with each other and he recommended they work together whenever it is feasible.

Government Office Reports:None

Presentations:

Brad Jacobsen – Associate Traffic Engineer. Restricting the number of pedicabs in PB.

Marcie made the motion to include Pacific Beach in limiting pedicabs in the restriction area of the San Diego City Zone. Kevin Szepe seconded the motion.

Discussion: Brad Jacobsen said the pedicab people like having the limit. John Shannon asked if there are restrictions where they can go? Jacobsen said they were. He said Mission Boulevard, PB Drive, Riviera Drive, and Grand Avenue are not safe and cannot be used by the pedicabs.

Motion carried 10-0-0

Gary Pence – Senior Traffic Engineer. Crosswalk at La Jolla Mesa and Van Nuys Street. Pence said that there are three options for this intersection. 1) flashing crosswalk; pedestrian activated 2) flashing beacons flashing 24 hours a day 3) “v con” sign to tell you how fast you are going. Pence felt that the 24 hour flashing beacon is the least effective because motorists don't heed them.

Marcie made the motion to support flashing crosswalk at Van Nuys or Colima whichever Traffic Engineering and Bird Rock Elementary thinks is best. Gary Foster seconded the motion.

Motion carried 9-1-0

Barbara Williams objected because of poor visibility from motorists traveling down La Jolla Mesa Drive

Jim Krokee – Jim passed out information sheets defining guest quarters and granny flats. He wants us to discuss these issues for our community plan.

Subcommittee Reports:

Residential, Mixed Use and Commercial (Chris Olson)

Presentation: Beachfront Resort (between Reed and PB Drive, between Mission Boulevard and Ocean Front walk) Beachfront Resort representatives not present. Chris said they are open to feedback however, he is concerned because we don't see design from them and they are moving forward on the project. Beachfront people have said they are not sure what the project will encompass. There is a possibility of demolishing the Promenade or working around it. The main component will be a hotel. The name of the organization is Gatehouse Capitol Corporation. Jim Krokee said that we shouldn't let them reduce the business/commercial part of the project.

Carports: Chris contacted the City in regard to the requirements for a carport. Presently, carports are not included in the FAR. City says carports must be open on two sides, but definition of open is 75% open and 25% closed. Bars in open sides are allowed. Chris stated that the City Planner suggested if structures do not conforming to 75% open it is now a code compliance issue. Scott Chipman said he would pursue the issue as a code compliance issue for the 4 units built on the 1100 block of Oliver Street.

Chris announced the next Subcommittee will be September 12, 2008, 3:00p at the Library.

Projects:

1. #96319 – 1949 Grand Avenue: 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. Paul Ross present.
Chris noted the reconfiguring of parking to comply with previous code which allows compact spaces. The commercial condos appear to be used as residential condos. The 3 car parking garage is not used as a garage and a parking barrier is in front of the garage opening. A trash bin takes up a parking space.
Chris Olson made a motion to approve the project with these conditions: 1) parking spaces and garage must be used for parking and not storage 2) door on south side of building is closed off and a new door will be located on the west side to access garage. Marcie Beckett seconded the motion.
Discussion: Paul Ross said they will reroof and upgrade windows and doors to improve the building. The undergrounding of utilities should be waived because they will have to add more poles to accommodate undergrounding. Scott Chipman said the location of trash should have a home. Chris Olson said if we enforce trash in an enclosed area we lose a space.
Motion to approve the project passed 8-2-0
Objections are we are increasing density by allowing the condo conversions and this is not the goal of our community plan. Also, there are compact parking spaces and garbage cans will be put in spaces because parking space is too small.
2. #159002 – 754 Tourmaline Street: Mark Steve was present. CDP to construct a 2,185 sq ft SFR residence with garage with an existing SFR in the RM 1-1 zone. Issues are owner obtained building permit to remodel rear structure and construction near completion. Later, City realized the original structure was never permitted and therefore has issued a stop work order and now requires CDP. We now see plans that include a first floor recreation room with bath/closet/wet bar and a separate entrance. This is easily used as a separate (3rd) unit. Neighbor is complaining and says work continues in spite of stop order.
Kevin Szepe made a motion to approve the project as it was submitted. Gary Foster seconded the motion.
Discussion: Jim Krokee wanted to know the status of the permits? He asked Steve if he was within the setbacks? Steve said he had no issues with the City. The City would allow the first cycle to go through and there are no issues so project will go forward, however he still has to go through the Coastal Commission. Marcie Beckett said cycle said project is a 2 bedroom 2 bath. City called it a 3 bedroom, but City said it has 4 parking spaces. Jim Krokee said the 3rd unit is already a possibility, door is not on plans.
Marcie amended the motion to show there is a doorway between the rec room and the unit and that the doorway be 6' wide and must remain open.
Motion carried 10-1-0
Objection was that building already has a 3rd unit, the 3rd bedroom is a separate unit.
3. #153092 – 2175 Reed Avenue: Variance for a 216 sq foot addition with rear yard setback to an existing SFR on a 3125 sq ft site in the RM 1-1 site. Issues include this is a small corner lot and the owner is asking to build a first floor bedroom, exterior stairway and second floor roof deck that encroaches into the rear yard setback. Also, looking at the property you will see the lack of a sidewalk along Olney Street and poor condition of the landscaping. Present condition is bad for pedestrian use. Setbacks are a big issue. Applicant Susie Horton present.
Chris Olson made a motion to approve the variance based on hardship of substandard lot size if applicant removes curb cut on Olney St., and installs sidewalk and landscape per City standard. Jim Morrison seconded the motion.
Discussion: Hardship is due to substandard size lot. Kevin Szepe said wall for deck will give smaller look to the yard. Gary Foster said all she is doing is continuing the line of present structure.
Motion carried 9-2-0
Objections are due to unintended consequences it will lead to problems that increase bulk and scale, and there is not a significant hardship with the project.

4. #157852 – 1368 Reed Avenue : Applicant Walter Robertson was present. CDP and Map Waiver application to waive the requirements of a tentative map and undergrounding overhead utilities to convert 1 residential unit to condo and create 1 residential condo (under construction) in a RM 1-1 zone. Issue is that the rear building is not built yet but they are now asking for condo conversion. The construction of this was approved by PBPG in February 2008. The City has no issues with the project. Chris Olson made a motion to approve the project. Robert Citrano seconded the motion. Discussion: Jim Morrison asked if project meets parking requirements, Walter Robertson said it has 5 spaces. Gary Foster said the condo effect splits lot and increases density which is against community plan. Jim Morrison said that when permit to build was granted the condo conversion should have been approved at the same time.

Motion to approve the project was carried 9-2-0.

Objections are the condo effect increasing density and this is against our community plan and permit for condo conversion should have been gotten at the same time as the building permit.

5. #127158 – 820 Opal Street Applicant not present.

Traffic and Parking PB Parking District – (Jim Morrison) Jim reported that other community groups are looking at larger picture and Thyme Curtis suggested we do the same. Gary Pence said we are requesting more stop signs than any other community in District 2. Jim Morrison wondered if some of these stop signs could be changed to yield signs. He did report that the stop sign at Emerald and Everts will be installed. Gary Foster noted that there is no general long-range parking and traffic plan and that we need an overall plan for sound traffic solutions. Parking and traffic should be looked at together.

ByLaws – No report

Community Plan Amendments and Design Guidelines – (Marcie Beckett) Marcie passed out a work plan which we are to look at and then we will vote on it next meeting. Her next subcommittee is September 12, 2008 at 2:00pm at the Library.

Mission Bay Parks Committee – (Jeton Prince) No report

Neighborhood Code Compliance – (Scott Chipman) Scott met with John Westwood with the PB Town Council and he told him about a training that is available. Barbara Williams asked what is being done about the Oversized Vehicle and Recreational Vehicle Ordinance. Scott agreed to draft a letter with Barbara for the PBPG to send to Kevin Faulconer's office.

Special Events – Barbara Williams reported on the status of the PB Parade. Marcie Beckett said to watch the newly approved Brazilian Fest which would take place on the following Sunday, Sept. 7, 2008.

Airport Issues/San Diego Regional Airport Authority – (Jim Krokee) Jim reported his contacts with the SD airport and North Island were not fruitful. He and others are noticing the noise from the jets and he is investigating flight patterns. Kevin Szepe said he may be able to help with Jim's queries.

Note: Brian Gates attended our meeting and is interested in joining our board. Barbara took his email and will forward it to Jeton so he can begin the necessary steps to be a part of PBPG.

Adjourned 9:05p

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 Bulletin Board at the PB Library. Previously approved monthly minutes are in a binder in the library.

Respectfully submitted by Barbara Williams, secretary