

PACIFIC BEACH PLANNING COMMUNITY GROUP
MINUTES OF JANUARY 28, 2009 MEETING
PACIFIC BEACH LIBRARY

6:30 Call to order. Attendees: Gary Foster, Robert Citrano, Paul Thackrey, Chris Olson, John Shannon, Kevin Szepe, Jim Krokee, Jeton Prince, Dean Eades, Patrick O'Neill, Barbara Williams, Jim Morrison (6:50p), Marcie Beckett (6:52p), Scott Chipman (7:53p).

Agenda: Chris Olson made a motion to adopt the agenda, Paul Thackrey seconded the motion, motion carried **11-0-0**

Minutes: Marcie Beckett made a motion to approve the minutes with the corrections. Chris Olson seconded the motion. Motion carried **8-0-4** Jeton Prince, Patrick O'Neill, Jim Krokee and Gary Foster didn't attend the November and therefore abstained.

Chair's Report: Ben Nichols resigned from Discover PB. There will be a NCC workshop on January 29th from 6-8p. Call the Municipal Operations Center to make a reservation.

Non-agenda Public Comment: Kathleen Simmons reported on all the stop signs on riviera Drive. There are four stop signs in less than one mile. She spoke with Gary Pence the Traffic Engineer for the city and discovered they were not warranted by the City. She felt they are a hinderance for those who drive the speed limit.

Ms. LaVina from Fair Access to Banking Facility. She is seeking amendments to limit storefront checkcashing facilities. She wants to be on a future agenda.

Government Office Reports:

Mayor Sander's Office: Ron Lacey was not present.

Council District 2: Matt Awbrey spoke for Thme Curtis. City is facing challenges and Kevin Faulconer wants feedback about possible cutbacks. Faulconer's office wants reports of curbcuts needed for handicap access.

Long Range Planner: Lesley Henegar was not present.

Information Items:

Don Gross gave an update on the clean-up for the bike path around Mission Bay Park.

Erik Gross and Jonathon Sobin from Collegiate Bicycle Company have private investment for a bike sharing program in Pacific Beach. They would like to be scheduled to be on the agenda and at that time further discuss their proposal.

Action Items:

Mid-Coast Trolley Extension Project Extension Station Area. Gary Schmollinger, Planner with the City of San Diego, wanted a letter from the PBCPG stating our support of a planning grant application to improve the station area of the trolley extension line. Jim Morrison made a motion to support the project, Chris Olson seconded the motion. **Motion carried 12-0-0**

I-8 and Sports Arena Blvd/Mission Bay Drive - Caltrans Reengineering Project. John Shannon received a letter of objection by the City about the project. Project was presented to us as something to solve the pedestrian and bicycle safety. Caltrans objected to the project because it will push traffic back causing problems. Gary Foster made a motion to write a letter to the City that we oppose the project. Jim Morrison seconded the motion. Discussion: We need to address this misconception of support. Marcie Beckett said there are definite safety issues for pedestrians and cyclists. We want those issues addressed.

Motion carried 10-1-1. Marcie Beckett did not support the motion due to bicycle and pedestrian safety issues.

Don Goss suggested that the PBCPG issue certificates of appreciation to people who help in our community. Don and John Shannon will send letters of appreciation. Marcie Beckett made a motion that our PBCPG send letters of appreciation. Jim Krokee seconded the motion. **Motion carried 12-0-0**

CPG Legal Indemnification: Marcie Beckett reported from the meeting for CPG groups in the City. She said that Jan Goldsmith said the previous Indemnification Ordinance was fine. the City Attorney and Councilmembers decide if you were acting properly. If you go off the Board you are still covered.

Members of CPG must read the COW workbook and attend the workshop. They are putting COW online.
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Subcommittee Reports:

Residential/Mixed Use/Commercial Subcommittee Action Items: (Chris Olson)

Chris Olson reported the committee met on January 16, 2009. The next meeting will be February 13, 2009 at the PB Library at 3:00p

#127158 820-824 Opal Street Map Waiver: On September 24, 2008, the PBCPG voted 7-0-3 to approve the project with the condition that prior to approval there is an inspection of the workshop above the garage to verify there is not a 3rd unit on the property. On Nov. 26, 2008 the hearing officer approved the project. "The applicants have verified that this area is not used as a 3rd unit. In addition there is a map waiver condition which states, at no time shall the workshop be converted in a separate dwelling unit." Later, an email response from the Hearing Officer to Chris Olson stated "I do not believe a physical inspection of the property was done by staff. The licensed engineer and the applicant verbally provided confirmation that the workshop was not being utilized as an additional unit. . . when the project is inspected for the final building permit sign off, the filed inspector will be sure to enforce all the conditions of the Coastal Development Permit before final sign off on the project, including this one. And in the future, if the workshop is converted the Neighborhood Code compliance Office should be called and a formal complaint filed and enforcement actions can be taken, if it's found the workshop has been converted" Planning group members decided to report this project to code compliance for inspection.

#154891 1709 Missouri Street Map Waiver: On July 23, 2008, the PBCPG voted to deny the project as we do not want to set a precedent for condo conversions that do not meet parking requirements. Motion passed 9-4-0. On October 29, 2008 the Hearing Officer approved the project. In order to accommodate the 3 required parking spaces the applicant is removing the existing garage door and garage wall at 1709 Missouri to access the area between the two residences and park the cars there. This information was presented for informational purposes and no further action was taken.

#163493 Mission Blvd and PB Drive On October 22, 2008 the PBCPG voted 11-2-0 to deny the tentative map due to the finding that this project's City-approved construction documents do not meet Land development Code in that 29 parking spaces that abut columns have less than the 9-foot width required by code (LDC Table 142-05J). On December 10, 2008 the Hearing Officer approved the tentative map. The PBCPG also voted 13-0-0 to send a letter to Kelly Broughton, Development Services Director, to investigate why the City approved a project with parking that does not meet Land Development code. On December 1, 2008 Kelly Broughton sent a letter to John Shannon in response to the letter from the PBCPG. the letter was presented (attached). The letter states "the narrow parking spaces were approved using the powers of the City engineer to grant modifications for individual cases where there are practical difficulties involved in carrying out the applicable provisions of the Municipal Code." Further explanation was provided by Senior Planner, Billy Church. The City Engineer determined that modifications to allow the encroachment into the parking spaces by 6 inches and still maintain the required clearance for the remaining 92% of the length of the parking space would not lessen any fire protection requirements and any degree of public safety. On January 27, 2009, Councilwoman Donna Frye wrote a memorandum to Kelly Broughton requesting he answer the following questions: "How can substantial conformance be used to comply with parking code requirements?" and "Did the assessment letter from Development Services to the developer say that, ...the parking spaces do not appear to be properly dimensioned, please correct"? If so, why are these dimensions not being corrected?" Chris Olson added that this was the first time he has heard of the City engineer using this power and it demonstrates that he/she is the most powerful person in the city since they can override decisions by the Planning commission and City Council per SDMC Ch12 Art9 Div 1 Sec 3(b)(5).

#162348 4085 Lamont Street CDP tentative map and underground utilities waiver to demolish an existing SFR and construct 4 residential condos in the RM 2-5 zone. This is a sustainable expedite program process 3. The subcommittee was in general agreement with the proposal suggesting more landscaping and further delineation of the trash enclosure to demonstrate bin location. At the general meeting Tim Golba gave a brief presentation and demonstrated the expanded area for trash bins Chris Olson made a motion to approve the project. Paul Thackrey seconded the motion.

Motion carried 12-0-1

#167042 4028 Honeycutt Street CDP to demo an existing SFR on 2 lots and build one 3 level 2,225 sq ft SFR with 207 sq ft roof deck and a 288 sq ft carport on each lot in the RM 1-1 zone. This is a sustainable project. Two of the subcommittee members were in general approval of the project. Chris Olson raised the concerns of a combination of issues that push the limits of the code and contribute to a massive structure with inadequate parking for the potential number of bedrooms/number of persons living there. Olson complimented the effort to change the front facades to make them look different from each other Tim Golba gave a brief presentation and explained the advantages of this approach with a detached carport as opposed to the alternative of an attached garage with greater and more varied sideyard setbacks. Scott Chipman made a motion to approve the project, Jim Krokee seconded the motion.

Motion carried 11-1-1 The vote in opposition was due to the combination of issues of carport not included in the FAR calculation, maximized square footage, maximized bedrooms with den as possible 4th bedroom and 3 foot set-backs on both sides.

#163041 4535 Mission Bay Drive The project proposes grading and construction for a two story 78,798 sq ft private vehicle storage facility with a second floor indoor electric kart racing rack, on the western half of the lot with an existing vehicle parking area on the eastern half of the lot. The 3.24 acre site is located at 4535 Mission Bay drive in the CC-4-2 zone. the project was approved by the PBCPG (11-0-0 on 10/22/08) and now back for review of the change in use to include an indoor racing track. The subcommittee reviewed noise issues and parking requirements and was in general agreement with the project. The noise impact was none.

Motion to approve changes to the project was made by Jim Krokee, Patrick O'Neill seconded the motion.

Motion carried 13-0-0

#167245 4877 Ocean Blvd. Add a new deck and a 1,117 sq ft second story addition to an existing 1,850 sq ft SFR in the RM 1-1 zone. CDP is required due to location with 300 feet of mean high tide line. A neighbor was present at the subcommittee and expressed concern about how it impacts her view. the subcommittee felt that changes in the roof design should be explored as it might improve the appearance and lower the overall roof height. At the meeting on January 28, 2009 the applicant stated that they were exploring some changes to the roof design with their architect. he neighbor in attendance said that the second story addition would block her view of the ocean. Chris Olson made a motion to approve the project with the recommendation to redesign the roof to reduce the height. Jim Krokee seconded the motion.

Motion carried 12-1-0 Opposition to the project was based on a second story that produced a wall effect for the neighbor behind the home at 4877 Ocean Blvd.

#170746 1559 Beryl Street CDP for a 716 sq ft addition/remodel to a existing 1,681 sq ft SFR with swimming pool. Also, construct a 412 sq ft panel canopy to mount 24 solar panels as well as various other site improvements. This project was under construction and they discovered substantial termite damage to walls, thereby triggering CDP requirement. Chris Olson made a motion to approve the project, Paul Thackrey seconded the motion.

Motion carried 13-0-0

#152461 650 Loring Street CDP for a 468 addition to a SFR on a 6,843 sq ft site zoned RS 1-7. The project was reviewed by the subcommittee on July 18, 2008 and the applicant did not show up for the general meeting on July 23, 2008. Now back for review at the general meeting. There was an issue discussed during the July meeting regarding the parking requirements as there is only a single garage. This project is located in the tandem parking overlay and there is room for a second parking place in front of the garage and with the front yard property line. Chris Olson made a motion to approve the project and Paul Thackrey seconded the motion.

Motion carried 12-0-0

(Scott Chipman left at 8:43p)

Subcommittee Reports:

Election Committee and Vacancy Report (Jeton Prince) There are vacancies in 77.0,79.04,79.03,83.01 and one commercial position. Jim Morrison, Marcie Beckett, Kevin Szepe, Jim Keokee, Paul Thackrey, Patrick O'Neill and Robert Citrano are up for reelection on March 25, 2009. Anyone interested in the open positions must attend the February meeting.

Mission Bay Parks Committee (Jeton Prince) Discussion of renewal of leases in Quivira Basin. There are no at-large positions open at this time. Presently candidates must be nominated by Mayor Sanders or be a representative of some group and then be approved by the Mayor.

Traffic and Parking (Jim Morrison) The committee to study traffic and stop signs in PB is planning on meeting soon. The parking commission will have a code for financial disclosure soon. It will take 60 days for City Council to vote on parking commission requirements.

Neighborhood Code Compliance (Scott Chipman) Not present

Special Events (Marcie Beckett) No report

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

Meeting adjourned 9:13p

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