



Pacific Beach Planning Group

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Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Tuesday, December 1, 2015: 6:30-8:30 pm
MINUTES

Item 1 - 6:31 **Call to Order, Quorum** - quorum of 14 at beginning of meeting.
Members attending: Amy Gordon, Baylor Triplett, Brian Curry, Chris Olson, Deborah Conca, Eve Anderson, Harry Couch, Henish Pulickal, James Krokee, Jim Morrison, Joe Wilding, Michael Beltran, Pat Dobson, Paula Ferraco, Scott Chipman, Tony Franco, Marcia Nordstrom.
Members absent: Elizabeth Knowles, Karen Sumeck, William Ramirez.

Item 2 **Current Agenda - Modifications and Approval**
Motion to approve by Mike Beltran & seconded by Scott Chipman.
Approved 14-0-0 (with minor modifications)

Item 3 **October 28, 2015 Minutes - Modifications and Approval**
Correct "hodge lodge" to "hodge podge" - approved 14-0-0. Motion to approve by Mike Beltran, seconded by Marcia Nordstrom.

Item 4 – 6:35 **Chair's Report**
Presenter: Brian J. Curry
- December 3, 2015 at 9 a.m. there will be a S.D.Planning Commission meeting on Short-Term Vacation Rentals. The CPC motion passed 24-3-2 which supports whole house rental must be more than 30 days. The Municipal Code needs to be revised again.
- Henish: December 7, 2015 meeting at PB Library. Plans will be presented and discussed for the trolley regarding Balboa and I-5. This will be the biggest land use change in our lifetime. The current draft of the checklist has been sent to the City of San Diego.

Item 5 – 6:40 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.
1. Anjanaé Hassell, Logan Black, and Matteo Russell are on the Robotics Team which recommends/requests building an "Adventure Playground" in San Diego to help diminish trash problems. They have contacted Home Depot. A creative solution is hoped for.
2. Sara Berns: December 4 is "Christmas on Crystal Pier." December 12 is the PB Parade and 5k Santa Run.
3. Eve Anderson: The SD Planning Commission meeting on STVR is Thursday, December 3.

Item 6 – 6:45 **PBPG Elections Subcommittee Report (Information Item)**
Presenter: Jim Krokee
- An announcement was made regarding the PBPG members who need to get the election information and a reminder that elections are coming up and a candidate MUST attend at least one meeting before applying.

Item 7 – 6:46 **Traffic & Parking (Action Items)**
Presenter: Michael Beltran

- 1) Install bike corral at 5010 Cass Street - near Turquoise Coffee.
- 2) Install sidewalk at 1109 Tourmaline - trampoline there now with overgrown grass.

- 3) Install red curb from Jewell Street and Garnet to entrance at Von's - by the Von's gas station.
 - 4) Install lighted crosswalk at Turquoise Street & La Jolla Blvd. - near "West End" bar.
Subcommittee recommends motion to approve Items 1-4.
- Scott Chipman made the motion to approve the Traffic & Parking items. Paula Ferraco seconded. Approved 15-0-0.

Item 8 – 6:52 Development Subcommittee (Action Items)

Presenter: Chris Olson

- 1) Kovtun Easement Vacation 449228 - 1695 Los Altos Road
Vacate a sewer easement granted to City of San Diego long ago, but abandoned by the city in 1960. This will clean up the title for the property.
Subcommittee recommends motion to approve.
Chris - 1st, Scott Chipman - 2nd. 15-0-0 unanimous
- 2) Pacific View Residence 447980 – 666 Pacific View Drive
Demolish old SFR and build new 3,422 square foot home w/basement SFR
Subcommittee recommends motion to approve.
Chris Olson - 1st, Pat Dobson - 2nd. 15-0-0 unanimous
- 3) Hornblend Townhomes 443510 – 2050-56 Hornblend Street
Subdivision condominium map waiver for existing four-plex.
Motion: Approve the project with the condition that the project complies with city requirements for 1. drainage from inside garage and driveway (below grade), 2. hedge/fence along sidewalk (recommend reduce from 7 ft. and maintain below 3 ft.) and, 3. front yard lawn (recommend change to drought tolerant ground cover or plants).
Subcommittee recommends motion to approve with conditions.
Chris Olson - 1st, Harry Couch - 2nd, 15-0-0 unanimous
- 4) VedicVision Villas 387860 – 1020 Grand Avenue
Demolish existing commercial building and construct 3-story mixed-use.
Subcommittee recommends motion to approve with condition.
TABLED to next meeting - no representation for the project.

Item 9– 7:21 North Pacific Beach Lifeguard Station Project No. 427728 (Action Item)

Presenter: Scott Chipman / City of San Diego / Architects

City Project (PW) (Process CIP–5): Coastal development permit/site development permit to construct a 3,500 sf lifeguard station and observation tower.
Subcommittee recommends motion to approve.

Scott Chipman: The North PB Lifeguard Station is at the the foot of Law Street. The engineer is familiar with the coastal bluffs and is on the committee. This has been a concern all along. Area Lifeguard towers were reviewed for information. The architects met with planning groups and the community. There has been lots of community input. The Coastal Canyon site was chosen on 5/22/2013. Beach access will be maintained during the construction. The sidewalk will be widened 6 - 8 feet. This is the north terminus of the "boardwalk." The ramp will be reinforced and will have a new surface. There is a construction moratorium in the summer. A flagman will be present for traffic control when the building is occurring. The highest tide is 6.6 - 7 feet. Bollards will be used instead of guard rails (that are there currently). This project will meet the lifeguards' needs for the next 25 years. If the resurfaced ramp is damaged, it will be redone (with concrete?) and will be "in kind" or better.

The footprint will be reduced as much as possible. This project will cost \$6 million overall and will result in an improved park and bluffs. Concern re flooding - this is done under the auspices of Parks and Recreation, who will coordinate and do the berming. ADA - "Access San Diego" has beach accessible wheelchairs to borrow.

Public Comment:

1. Richard Slater: The Mission Beach lifeguard station by the jetty - the judge set the project down and there is a trial going on. Still concerned about what this project will do to the neighborhoods. 2,000 signatures against the project have already been collected.
2. Brian Curry: The city has already approved this project, and no, it will not be a part-time station.
3. Mr. Russel: Permitted? Permeable? Treat every ounce of water - will be filtered.
4. Micaela Porte: Dwell Magazine says smaller is smarter. This will be a concrete mess in a place that should be a natural space - build smaller. "Citizens for Beach Rights." The city will change whatever we do/approve.

Architect: The footprint is roughly 2,00 square feet. 46% of the building is underground. Very sensitive to bulk and scale. Round-about's wall will be a 20-inch concrete wall - more like a bench.

Lifeguard: 7,400 rescues this year - the highest in 18 years.

Scott Chipman moved to extend the meeting 15 minutes. Jim Morrison seconded. 11-4-0.

5. Laura Ambrose: the beach is sacred to us and we hate to see a concrete barrier there. This would never happen on a Florida Beach. There will be a traffic impact.

Only lifeguards will park there, not the public.

8:37 public comment wraps up.

Scott Chipman's motion includes:

North PB Lifeguard Tower - Recommendations: (R. Recommendation. A. Staff answer to that recommendation

1. R. We recommend a minimal amount of rip rap at the drain. A. flapper valve is important to controlling erosion and rats. – a flapper valve was added
2. R. If the stairway architectural element can be reduced, please do so. A. This element was not able to be lowered as it houses air conditioning.
3. R. Beach access cannot be closed during construction. A. It was agreed that beach access would be maintained during construction.
4. R. Street be accessible to people and equipment in drop off area. Enlarge the current area. A. The area and drop off area was enlarged and guard rail removed and replaced with bollards.
5. R. Bike rack areas. A. Bike rack areas are included.
6. R. Widening the boardwalk with a pleasant boardwalk termination and turn around area. A. Widened boardwalk and termination was added.
7. R. Vegetation and elevation transitions to keep people off the roof and out of the area of the roof but provide for the items above. A. Deterrent vegetation and landscaping was added to the plan to discourage people from encroaching into the roof area.
8. R. Possible ramp rework to provide a smoother more comfortable walk to the beach. A. Ramp rework for heavy vehicle access and smoother surface will be added to the project scope if the ramp is determined damaged or in need of replacement during construction.
9. R. Formal hardscape transition to public beach showers. A. This would be enhanced by the rework of the ramp but not directly included into the project.

Motion: To approve the North PB Lifeguard Tower with the current design including the recommendations listed above with the provision that the construction not block beach access during summer months.

(Scott Chipman - 1st, Pat Dobson, 2nd) 12-3-1 (Chris & Tony - too big, Jim - public)

Item 10 Other Subcommittees and Reports (Time Permitting)

Code Compliance: Henish Pulickal

By-Laws: Eve Anderson

Special Events: Debbie Conca

Communications Subcommittee: Baylor Triplett

Item 11 – 8:45 **Adjournment**

Next PBPG

General Meeting: Wednesday, Jan. 27, 2015 6:30-8:30 pm