

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, July 20, 2017 – 5:30PM
PB Library Community Room
Minutes of Meeting

1. **Welcome / Introductions – Members Present:** Ben Ryan, Jason Legros, Kristen Victor, Chris Olsen, Ed Gallagher, Steve Pruett, Karl Rand (Chair).
Presenters: Tri Huynh, Shani Sparks of EOS Architecture
Public Attendees: See Sign In Sheet

2. **Non Agenda Public Comment – (Information only, non-debatable)**
Don Gross: Problem with increasing density, problem with roundabouts on Crown Point Drive.
Kristin Victor: Propose Community Garden at De Anza

3. **Projects for review (Action items)**
 - a. **534245 – Gorden Res. Companion Unit – 1128 Missouri Street**
Description –Garage addition to existing detached garage and new companion unit above for a total of 947 sq. ft. of new construction with decks on 2nd floor and roof.
 - i. **Applicant:** Tri Huynh, **Owner:** Gorden
 - ii. **Plans by:** Tri Huynh
 - iii. **City Project Manager:** Firouzeh Tirandazi
 - iv. **Status:** Second Assessment Letter issued July 7, 2017;
 - v. **Issues:** No apparent issues.
 - vi. **Discussion:** Increased curb cut is not a problem.
 - vii. **Motion to Approve:** Legros 1st Pruett 2nd
 - viii. **Vote:** 7-0 in favor of Approval.

 - b. **528826 Kramer Residence at 803 Law Street**
Description – Subdivide lot into two and construct two single family residences.
 - i. **Applicant:** Jennifer Bolyn **Owner:** Kramers
 - ii. **Plans by:** EOS Architecture
 - iii. **City Project Manager:** Pancho Mendoza
 - iv. **Status:** Cycle 13 Report dated June 26, 2017.
 - v. **Issues:** Driveway issues with City
 - vi. **Discussion:** Discussion of merits of water reclamation system
 - vii. **Motion to Approve:** 1st Olsen; 2nd Pruett
 - viii. **Vote:** 6-0 to approve. (Legros absent)

4. **Update on Community Planning Projects**
 - a. **De Anza Special Study Area (City of San Diego)** – Olson reported on the status of the De Anza Committee’s recent two proposals and surveyed the members for comments. See Summary Attached.

5. **Adjournment. Next Meeting August 17, 2017 (check PBPG website for updates)**

Notes **De Anza Revitalization Plan Alternatives**

Pacific Beach Planning Group Dev Subcommittee 7/20/2017

Chris Olson gave a background summary

The Pacific Beach Planning Group (PBPG) submitted an 11-page response to proposed alternatives in November 2016. In June 2017, the De Anza Revitalization Plan project team released 2 revised alternatives. At the final meeting of the ad hoc committee the committee voted to support alt 2. The only vote against was Chris Olson, representing the PBPG. He voted against Alt 2 because it was far different than the recommendations of the PBPG. Admittedly, the recommendations of the PBPG were impossible to execute in their entirety because there is not enough space in the project area to include all of the proposed uses. Chris stated the primary issues excluded from alt 2 were sand Volleyball, community garden and aquatic center. There were many other issues as well. The purpose of this meeting and the general meeting next week is to create a PBPG response to the 2 alternatives proposed. Each person gave their input and there was general agreement on the approach in #1 below. The discussion is summarized below.

1. The general approach is to reduce the acreage of something to create space for something else that is considered a priority

1.1. We are sacrificing too much in order to maintain golf as an 18-hole course with a driving range.

The golf course should be the focus for reduction in order to gain space. Here are the options

1.1.1. Eliminate golf course and driving range

1.1.2. Keep golf course and eliminate driving range

1.1.3. Keep driving range and eliminate golf course

1.1.4. Reduce golf course to 9-holes

1.2. Once we have created space these are the things that can be added. Each committee member had a different priority on this list

1.2.1. Community Garden

1.2.2. Sand Volleyball facility

1.2.3. Amphitheater/event space

1.2.4. Community room/meeting space

1.2.5. Aquatic center

2. Other changes recommended

2.1. Iconic artwork: There should be something on the Island that can be seen from far away and as you look from the I-5.

2.2. Lighting pollution: All lighting should be done in a way that it has minimal impact from views.

2.3. Phil Tan, a resident and representative from the tennis club submitted several issues:

2.3.1. The tennis club members are generally unhappy with the locations of tennis for both plan alternatives. Plan 1 is too close to Rose Creek (stench and bird droppings), and plan 2 is too close to Grand Ave (noise and car exhaust). And for both plans, tennis is still adjacent to golf and youth baseball and the safety issues. For plan 2, a parking lot can be placed between tennis and Grand Ave so that the tennis club is farther away from the street. Plan 1 could incorporate a similar plan.

- 2.3.2. If it is possible to completely relocate tennis, then how about in the center of the area, north of Mission Bay Drive, west of the driving range for golf? In this plan, a single clubhouse can be shared between golf and tennis.
- 2.3.3. We request three acres for 12 tennis courts, including one stadium court, and 4 pickleball courts (pickleball courts can be additional separate courts, or be placed within the tennis courts). This size of facility will allow for PB Tennis Club to expand from 1,200 current members and guests to 1,600.
- 2.3.4. Lighted courts for nighttime play, Clubhouse with restrooms (this can be shared with other activities), Tennis shop (tennis equipment, racquet stringing, snacks/beverages), Lockers for rent, Lounge and dining area, Kitchen and/or grill, Storage space (for supplies and equipment), Backboard (hitting wall), Covered patio, Bleachers for 4 courts.
- 2.3.5. The plan should also consider that relocation of the tennis facility potentially means disruption of the tennis activities, which could break up the tennis community and affect the livelihoods of those who work at the facility (teaching pros and staff). Thus, the new facility should be built first before the existing facility is destroyed, so that there is no disruption to the tennis community.

3. Funding and feasibility:

- 3.1. Joint use facilities if the best method to get this project done. The guest accommodation leaseholder should be utilized to accomplish things like aquatic facility, amphitheater, event center, community center, dog park, etc. The guest accommodation land area can be incorporated with these uses.

4. Input from Don Gross

- 4.1. Torrey Pines Golf course says they will take over this golf course and make it successful
- 4.2. A lot of major sewer work is being done here and it is not connected
- 4.3. The state trust says there must be a fishery here and there is not a fishery here
- 4.4. There is a lawsuit between De Anza residents and the city and it is not resolved
- 4.5. There is a lawsuit about the how the lease is terminated and it is not resolved
- 4.6. The habitat area will become habitat for oysters
- 4.7. The peninsula should be reversed so it connects to land by the freeway and points toward rose creek