

Minutes
P.B.P.G. Code Compliance Subcommittee
Tues. January 13, 2015 @ P.B. Library. 6:45 pm.

1. Call to order: 6:45
 - Introductions; sign in – Henish Pulickal (chair), Baylor Triplett, Debbie Conca (left 7:57), Scott Chipman, Don Gross, Joe Wilding, Eve Anderson, Larry Emlaw (6:50), Jim Krokee (7:45)
 - Guests/presenters Sharon Quan, Andrew Christensen, Ryan Ream
2. Approval of the agenda (Action) with date and location correction approved without objection
3. Approval of minutes (Action) Posted on the website Henish/Debbie 4-0-2
4. Non-Agenda Public Comment
 - Don – Environmental Department can be very helpful, more helpful, than some other city departments and should be considered a resource by Code Compliance committee
5. Chair’s report: Henish Pulickal – new baby, PROW update is pending. Apologies for the delay.
6. Action Item: **Motion** to approve a neighborhood use permit for the California Coconut Company. Presentation by Andrew Christensen and Ryan Ream. Questions were asked about bathrooms, trash, water, storage of the equipment and others. **Motion to approve NUP** Eve/Scott 6-0-1
7. Item 7 tabled until end of meeting
8. Mini-dorm information item. [Mini Dorm Info](#) – 1804 Diamond. A citizen has expressed concern this is a mini-dorm. The citizen did not appear. The current owner is Baylor Triplet. He indicated there are 7 bedrooms with 6 parking spaces, that a PB resident, Ingrid Hohe, has filed a code compliance complaint. Baylor indicated that most of the surrounding properties are apartment structures and that he may have to apply for a high occupancy permit which includes yearly inspections and \$1,000 fee. According to 2008 code no more than 5 individuals can occupy a residence who are not related. When asked how many were occupying this residence Baylor indicated he “would rather not answer that question.” **NOTE: although it was not said during the meeting Baylor was considered the home owner during the discussion and not a member of the planning group subcommittee. No vote was taken.**
9. **Motion:** Request City Arborist (Jim Tarbert) to discuss tree policy for general PBPG meeting. Motion – to have the city arborist come to a general meeting and present and answer questions related to removing and replacing street trees. Joe/Larry 7-0-0
10. Code violation: Quik Corner at Garnet and Dawes. Windows covered with promo ads. Two community members have made mention of these violations. They will be encouraged to file code compliance complaints with the city if they think these are violations. No vote was taken.
11. PROW walk update - Garnet Avenue assessment team – According to Don several people at the city indicated this was good work.
12. Items a – I. Review PB Project list and action item if necessary: Don Gross presented the following items:
 - PBMS. Angle parking, One-way street, Bike lane. (Design drawings provided 0) these were reviewed as a potential improvement on Diamond Street.

- Pacific Beach Drive between Noyes and Olney. (Pics provided 1). 10' width of street has been captured on the south side by an encroaching fence. This is a project for consideration in the near future.
- South Graham. Sidewalk right of way has been encroached by tree. (Pics provided 2). Tree has been removed to grade level. Next step stump removal. Replacing sidewalk is being encouraged. (Pics provided 2a). telephone pole and private step encroaching on public right of way.
- Pink dumpster/sidewalk 4104 and 4110 Jewell. (Pics provided 3). Dumpster, landscape and rocks blocking public accessibility to sidewalk area. Dumpster has been relocated/removed?
- Tourmaline and Dawes. (Pics provided 4). Landscaping and street barrier blocking public right of way. In design voted on previously.
- Oliver street west. (Pics provided 5). Wall was to be removed by city by January 1st. Not yet done. **Motion: PBPG to write a letter to urge the city to remove the wall and restore the street with no fencing.** Scott/Debra 8-0-0
- Alley north of Strandway (dumpsters). (Pics provided 6). Public access and aesthetics have been improved with the elimination of dumpsters.
- Alley north of Strandway (parking). (Pics provided 7). Work to remove obstructions and parking pending. An inaccurate sign restricting parking on the public "street" to "Permit Parking Only" was exposed in a picture. Work to correct and remove all ongoing.
- South Quincy tree problem. (Pics provided 8). Just West of Mission Bay High School, this is an area of trash, overgrowth, dog poop and homeless encampment. The Navy and School District are coordinating removal.
- South Quincy Hideout. (Pics provided 9, 9a, 9b). At the Southwest corner of Mission Bay High School, this is an area of overgrowth, homeless encampment and all are blocking the free flow of street drainage from Mount Soledad area and south.
- PBD Hide out. (Pics provided 10) Also at the Southwest corner of Mission Bay High School, this is an area of overgrowth, homeless encampment and all are blocking the free flow of street drainage from Mount Soledad area and south. Lorie Zapf has been at the site and is helping to facilitate the work to clear.
- Deco Bikes. (Pics provided 11) The concrete pad was installed in a place that makes future improvement of the bike path transition nearly impossible. It was mentioned this location also competes directly with Campland bike rentals. Several committee members expressed concern over Deco Bikes business methods.

ITEM 7: James Krokee – the items below were identified as areas of great concern and degradation of quality of life in PB brought to the attention of the Vacation Rental Sub Committee by community members. No or little enforcement of problems associated with these issues is occurring.

- a. 7 day minimum rental for multifamily homes – this is a Mission Beach code requirement that is not being followed.
- b. CAPP program effectiveness – people call and complain but often the program isn't implemented.
- c. Granny flat conversions – these have and are occurring but need to be addressed with individual code compliance complaints.
- d. Vacation rental permit discussion – the subcommittee hopes to address some of the public concerns with effective regulations and enforcement.

13. Adjourned 8:20

Minutes: Scott Chipman 619 990 7480, scott@chipman.info