



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Pacific Beach Taylor Library**  
**4275 Cass Street, San Diego, CA 92109**  
**Wednesday, February 24, 2016: 6:30-8:30 pm**  
**MINUTES**

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Item 1 - 6:30                    **Call to Order, Quorum**

Members present: Amy Gordon, Baylor Triplett, Brian Curry, Chris Olson, Deborah Conca, Eve Anderson, Harry Couch, Henish Pulickal, James Krokee, Jim Morrison, Joe Wilding, Marcia Nordstrom, Pat Dobson, Paula Gandolfo, Scott Chipman, Tony Franco.

Members absent: Elizabeth Knowles (resigned), Karen Sumek (resigned), Michael Beltran, William Ramirez.

Item 2                            **Current Agenda - Modifications and Approval**  
Approved 13-0-0

Item 3                            **January 27, 2016 Minutes - Modifications and Approval**  
Pat 1st, Chris 2nd moved to approve the minutes. 13-0-0

Item 4 – 6:35                    **Chair's Report / Election & Census Tract Update (Action Item)**

Presenters: Brian J. Curry  
James Krokee and Deb Conca

Brian: FYI: Feb. 27 meeting with Deco Bikes at 1 p.m.  
Brian cedes his time to the elections committee.

James: For the elections we will keep the same areas. Suggestion: rename census tract areas A,B,C,D, etc. instead of using the confusing numerical nomenclature. These changes will be posted. There will be no problem with the city.

Approved 13-1-0 (Eve against because this will be confusing for research.)

Debbie: Crown Point is all one area so we combined the 2 new designations into one to keep it status quo with the past for representation.

Scott: the primary use of census tract numbers is for crime statistics.

Elections: all information needs to be turned into James Krokee by March 9, 2016.

Elizabeth Knowles has resigned.

Item 5 – 6:45                    **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)  
Issues *not* on Agenda and within the jurisdiction of Pacific Beach Planning Group.

- Sara Berns (Discover PB): the parking committee meets the 2nd Thursday of the month at the Park & Recreation Center at 6 p.m.
- Billy Paul (from Clairemont): The Stadium Issue & placement affects all of us. In a disaster where would you go? Qualcomm in Mission Valley is ideal. It can be reached by driving or taking a trolley or bus. The Downtown location would not work as well - traffic, parking, & space-wise. In the case of fire, horses can be taken to Qualcomm due to the enclosed space & room; Horse trailers can park in the parking lot. There is room for tail-gating at the current location; won't be the case downtown.
- Karin Zirk (Friends of Rose Creek): Go to [saverosecreek.org](http://saverosecreek.org) to find links & the calendar for the next clean-up which is from the NE corner to Karl Strauss.
- Jim Morrison: The Chargers are stuck with us. The League likes this market. It will be a 4 year plan, if they get their way. Lobby for the Mission Valley location.
- Eve Anderson: regarding PB/Deco Bike/Little Italy - PB is not mentioned regarding Deco Bikes. PB's community profile - there is a focus on bars & the beach, NOT schools or the community. Little Italy is suffering from growing pains. CUP (conditional use plan). The Bar District was created by bar owners.

- Scott Chipman: PB Drive ditch was cleaned out so the rain flowed nicely. However, this was the 3rd clean out, (which is very expensive to do). The City buys mitigation so they can buy land. The committee recommends under-grounding.
- Don Gross: Eve Anderson gave a great speech at the PBTC meeting regarding De Anza & Campland. Crown Point Drive & Fortuna project - problem with getting around the bay safely. A judge shut down the project until a hearing in May.
- Chris Olson: There is a Community Workshop about the *De Anza Revitalization Plan* on March 24, 2016 from 6-8 p.m. at the MBHS Cafeteria. The name is boring for this project, so there is a contest for a new name. There are 2 committee meetings and one workshop format with posters. The Ad Hoc subcommittee (Chris is a representative) is reviewing the revitalization plan, but don't have the summaries from former meeting.
- Henish Pulickal: At Lori Zapf's meeting with the public expressed continuing concern regarding messy/dirty sidewalks in PB. Still pushing the idea of driverless vehicles.
- Jim Horst: running for Congress for the 2nd District. Concerned about just getting excuses for cleaning out storm drains.

Item 6 – 7:01 **Government Offices Report (Information Item)**

Presenter: Liezl Mangoonan - not present, so moved on to Item 7.

Item 7 – 7:01 **Cedillo Bill (SB-2) – Emergency Homeless Shelters (Possible Action Item)**

Presenter: Dan Normandin, Project Manager, Development Services Department

- Emergency Homeless Shelters - topic for discussion. PB & Midway have possible locations to use. Midway said no. Every city has to have at least one zone - this is a requirement. Separately regulated uses. Must have access to social services transit, and a large area to house 2,700 homeless people who are currently on the street. Little Italy is not feasible because of the price of land. A map was handed out of the IS 1-1 Zone locations in the City of San Diego. The State has to comply with State Health & Safety, etc. The location will be open from 6 p.m. to 8 a.m. The IS 1-1 Zone in PB is an outlier. The area behind the Sports Arena is the largest IS 1-1 zone area.
- Brian: this is a tiny piece in PB where there are mini warehouses and a planned marijuana dispensary. Unlikely to be selected.
- Scott: The area is in a difficult traffic area. Motion to deny?
- Jim Morrison: Hancock area in Midway has smaller industries.
- Tony: can a charitable organization do outreach?
- Chris: existing storage, hotel, and In 'N Out have not been informed. Not adjacent to supportive uses.
- Henish: eminent domain? (No.) How is the land acquired?
- Brian: state law defines the area to be year round and to deal with sanitation.
- Debbie: the community may have to be redesigned.
- Billy Paul: What about "the old 101 area" across from the Harbor Patrol?
- Dan Normandin, Project Manager: compatible land/zones have been identified that would already allow emergency homeless shelters.
- Jim Morrison suggested a motion to table.
- Scott 1st, Don 2nd the motion: Planning group opposes changing the municipal code to rezone for an emergency homeless shelter. (This is just about land use.)
- Brian: the implied "homeless" need a place.

Vote: 11-3-1 (No votes: Harry: the area used to be housing. It is not practical. Chris: property owners not notified. Deb: need to look at it.)

Item 8 – 7:35 **Development Subcommittee (Action Item)**

Presenter: Henish Pulickal

1) Haines Street THs – 4105-09 Haines Street (Zoning RM-2-5)

CDP to demolish two older SFRs and build (3) 2-story detached condos.

Subcommittee recommends motion to approve.

- *Could be 4 units (3 units have 2 bedrooms, one has 3 bedrooms).*
- *7 parking spaces. Rock, wood, & glass exterior.*
- *Chris: activated the front.*
- *Vote: Henish 1st, Deb 2nd: 10-5-0 (concerns: seismic, making a statement about what we want for projects in PB: front doors in the FRONT, bathrooms*

*upstairs, pissed off, weird vibe - reasons for no votes.)*

2) Haines Street SFRs – 3928 Haines Street (Zoning: RM-1-1)  
CDP to demolish older SFR on two lots and construct (2) detached SFRs  
Subcommittee recommends motion to approve.

- *1800 square feet Look at 3924 Haines for a completed project.*
- *steep slope to alley*
- *exterior: stone, tile, glass, wood*
- *basement with laundry*
- *large great room on the 3rd level*
- *roof deck*
- *25 foot lots*

- Chris: filled out the eco district checklist and scored quite high. All of the view is off the back, so there is no “community feel.”

- Billy: unexciting architecture.

- Harry: the city wants the entrances to be from the front.

- Paula: is storm water mitigated/filtered? (Yes)

- Henish - 1st, Deb - 2nd to approve. 3 - 11 -1 - fails (concerns: aesthetics, 25 foot lots, door/entrances, facade, front door location.

3) Shasta Duplex – 3804 Shasta Street (Zoning: RM-1-1)  
CDP to demolish older SFR and construct 5,109 sf duplex.  
Subcommittee recommends motion to approve with condition.

**Not in attendance.**

4) Froude Residences – 4027 Morrell Street (Zoning: RM-1-1)  
CDP to demolish older SFR on two lots and construct (2) detached SFRs  
Subcommittee recommends motion to approve.

- *Upside down concept.*
- *Urban Design Element with regard to the entries.*
- *Pathway into the residences.*
- *Great Room on the 2nd floor.*
- *Views to the south.*
- *25 foot lots. Alley is 15 feet wide with a brick wall at the back. 7-1/2 ft to the garage.*
  - Motion to deny by Scott (do we want full size houses? One house goes across 2 lots) - Scott 1st, Jim 2nd. 4-7-4 vote fails
- Motion to approve - Deb 1st, Henish 2nd. 6-5-4 passes. (Must have a motion to pass)

5) EcoDistrict Planning Design Elements

Subcommittee recommends motion to submit Cover Letter/PB Design Checklist to City.  
Chris: the Pacific Beach design checklist is for the PB Eco District performance areas. The city is looking at us (& North Park) to be examples. The Urban Land Institute, AIA, input from developers, Heritage are all involved. Proposed letter to the Director of Planning. Motion: Submit the cover letter and the PB Eco District Project Design Checklist to the city planning department to review and respond. Jim - 1st, James - 2nd vote: 12-0-0 (This shows the city we are “on top of it.”)

Item 9 – 8:15

### **Traffic & Parking (Action Item)**

Presenter: Chris Olson for Michael Beltran

Subcommittee recommends motion to approve Phase 2 of PB Pathways and all Pathways not already designated as bike routes be designated as bike boulevards.

City of San Diego bike plans:

- 1 - pathways are approved
- 2 - bike lane (class 2)
- 3 - share the road (sharrows)

**PB Pathways** shows the preferred bike routes in the neighborhoods (with the focus on local routes)

- Phased approach (process) - traffic calming as money becomes available.
- Motion to extend the meeting 15 minutes Eve - 1st, Joe - 2nd: 11-1-0

- “Bike Boulevards”/PB Pathways - need to be recognized by the city so it will implement our ideas.
- Motion: Approve 1) Phase 2 of PB Pathways and 2) all pathways not already designated as Class 1, 2, or 3 routes to be designated as bike boulevards.  
Jim M. 1st, Henish 2nd: 12-0-0

Item 10            **Other Subcommittees and Reports (Time Permitting)**

Item 11 – 8:30    **Adjournment**

**PBPG Elections:**        Wednesday, March 23, 2016 4:30-6:30 p.m.

**PBPG General Meeting:**            Wednesday, March 23, 2016 6:30-8:30 p.m.