

PACIFIC BEACH COMMUNITY PLANNING GROUP
PACIFIC BEACH EARL AND BIRDIE TAYLOR LIBRARY
AGENDA FOR WEDNESDAY, 28 JANUARY 2009

6:30 PM **Call to Order, Quorum,**

Agenda: Requests for Changes and Continuances, Adoption of Current Agenda

Minutes: Approval of Minutes from Meeting 26 November 2008

Chair's Report: (John Shannon): Announcements, Workshops, etc.

Non-Agenda Public Comment – (2 min per subject) Issues that are not on the agenda and are within the jurisdiction of PBCPG

Government Office Reports: (@5 min)

Mayor Sander's Office: (Ron Lacey)

Council District 2: (Thyme Curtis / Matt Awbrey)

Long Range Planner: (Lesley Henegar)

Informational Items:

(10 min) Mission Bay Park Update - (Don Gross)

(5 min) PB Bike Sharing - (Erik Camp, VP of The Collegiate Bicycle Company)

Action Items:

(10 min) Mid-Coast Trolley Extension Project South Station Area - Grant Application (Craig Schmollinger - Planner, City of San Diego)

(5 min) I-8 and Sports Arena Blvd / Mission Bay Drive - Caltrans Reengineering Project

(5 min) Letters of appreciation to individuals who helped with the PBCPC.

(5 min) CPG Legal Indemnification

Subcommittee Reports:

Residential / Mixed Use / Commercial Subcommittee Action Items (90min) (Chris Olson)

Project(s):

#167701 4525 Gresham: Demolish existing structures and construct 6 apartment units on a 9,375 sq ft site in the RM-2-5 zone.

#127158 820-824 Opal Map Waiver: On Sept. 24th, 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 November 26, 2008 the hearing officer approved the project stating "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."

#154891, 1709 Missouri Map Waiver: On July 23rd, 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.

#163493 Mission 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

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investigate why the city approved a project with parking that does not meet Land Development Code. On December 1, 2008 Kelly Broughton, Development Services Director, sent a letter to John Shannon in response to the letter from the PBCPG. The letter will be presented and discussed.

#162348 **4085 Lamont St:** CDP, tentative map and under ground 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.

#167042 **4028 Honeycutt:** CDP to demo an existing SFR on 2 lots and build one 3 level 2,225 sq. ft. SFR with _____ sq ft roof deck and a 288 sq ft carport on each lot in the RM 1-1 zone.

#163041 **4535 Mission Bay Drive:** The project proposes grading and construction for a two story 78,798 square foot private vehicle storage facility with a second floor indoor electric kart racing track, 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.

#167245 **4877 Ocean Blvd:** Add a new deck and a 1,017 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 within 300ft of mean high tide line.

#170746 **1559 Beryl Street:** CDP for a 716 sq ft addition/remodel to an 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.

#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 sub-committee on July 18th, 2008 and the applicant did not show-up for the general meeting on July 23rd. Now back for review at general meeting.

Subcommittee Reports: (@ 5 min)

Election Committee and Vacancy Report (Jeton Prince)

Traffic and Parking, PB Parking District (Jim Morrison)

ByLaws Committee (??)

Mission Bay Parks Committee (Jeton Prince)

Neighborhood Code Compliance (Scott Chipman)

Special Events (Marcie Beckett)

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

-end (Goal - before 8:45PM)