

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Wednesday, February 18th, 2015 5:30-6:30PM
Crown Point Junior Music Academy Library
4033 Ingraham St, PB 92109**

Agenda

1. **Welcome / Introductions**
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items)**
 - a. **No projects this month!**
4. **Pending Projects for future review – (Information only)**
 - a. **Project Name** – Mission Blvd. CDP #379964, **Description** – CDP (process 3) to demolish and existing eating establishment and construct a 6,200 sq. ft. single story retail building on a 12,398 sq. ft. site zoned CV-1-2 at 732 & 748 Hornblend and 4450 & 4462 Mission Blvd.
 - b. **Project Name** – 1460 Thomas Ave Homes. #403617, , **Description** – CDP to demolish 2 existing homes on a 9,372 sq. ft. site zoned RM-1-1 and construct 3 detached residences.
 - c. **Project Name** –Stevens Residence #390897, **Description** – CDP (process 2) to construct a 600 sq. ft. companion unit to an existing residence on a 6,250 sq. ft. lot, zoned R-M-1-1 at 1556 Reed Ave
 - d. **Project Name** –Pacific Beach Car Wash #400466, **Description** – CUP (process 3) to demolish an existing Car Wash and construct a 4,547 sq. ft. car wash located at 2075 Balboa Ave on a 39,500 sq. ft. site zoned CC-1-3
 - e. **Project Name** –MBHS Channel Maint SCR #389568, **Description** – Process 2 to perform channel maintenance to restore & Maintain and existing storm water facility to original capacity
 - f. **Project Name** –Playa Pacifica Duplexes #398708, **Description** – CDP (process 3) and tentative map to demolish existing residences and construct 4 residential condominium units for a total of 8,108 sq. ft. on a 6,250 sq. ft. lot zoned RM-2-5 and located at 1625 Hornblend St.
5. **PBPG implementation of EcoDistrict Principles**
 - a. **PBPG Project Design Self-Assessment Tool:** Proposed changes tool/process (**attached**)
 - b. **Design Examples:**
 - i. Proposed changes in tool and process
 - ii. Recent examples submitted (Henish)
 - c. **Electronic Plan Submittal / Communications:** Proposed changes to process
6. **Update on Community Planning Projects**
 - a. **PBMS/YMCA (Sumek)**
 - b. **TOD Planning Grant – Balboa Trolley Station (Henish)**
 - c. **City of SD Climate Action Plan implementation in PB (?)**
 - d. **De Anza / MB Gateway (Chipman)**
 - e. **PB Mobility Study (Olson)**
 - f. **Joint Occupancy at Barnard Elementary (Sumek)**
 - g. **ARC property development (Falcone)**
7. **Discussion on Venue / Time for subcommittee**
8. **Adjournment**

Pacific Beach Planning Group (PBP) Project Design Self Assessment*

The PBP supports the Pacific Beach EcoDistrict and the EcoDistrict Framework.

The PBP recognizes the beauty of sustainable architecture that integrates buildings with the physical and cultural environment.

MEASURES	EXEMPLARY = A	ABOVE STANDARD = B	STANDARD=C	INDICATE RATING = A, B or C AND COMMENTS
1.Design & Innovation	<ul style="list-style-type: none"> Ecological project goals clearly expressed in design Outstanding use of sustainable innovations Project "right sized" for max use of square footage 	<ul style="list-style-type: none"> Some evidence of ecological goals being incorporated into the project 	<ul style="list-style-type: none"> No expression of green goals or innovative strategies apparent Project too large, could have been downsized Meets current industry standards for systems and materials 	
2. Regional / Community Design	<ul style="list-style-type: none"> Excellent response to local context and character Site selection reduces or eliminates the need for autos Design promotes community connectivity 	<ul style="list-style-type: none"> Some responsiveness to neighborhood Project location somewhat reduces auto use 	<ul style="list-style-type: none"> No consideration in the design to surrounding neighborhood Project increases the use of personal autos 	
3. Land Use & Site Ecology	<ul style="list-style-type: none"> Project development improves site's environmental quality Site ecology informs project design Project protects ecosystem 	<ul style="list-style-type: none"> Limited responsiveness to site ecology is evident in the design 	<ul style="list-style-type: none"> Project has negative effect on site environment No response to site ecology evident in project design Project damaging to existing ecosystem 	
4. Bioclimatic Design	<ul style="list-style-type: none"> Building design has excellent use of passive design strategies Building sensitively shaped and placed on site The beauty of sustainable solutions is evident in the design 	<ul style="list-style-type: none"> Design shows some consideration for passive strategies and response to microclimate 	<ul style="list-style-type: none"> No evidence of specific climate considerations in site placement or systems designs 	

5. Light & Air	<ul style="list-style-type: none"> Project provides indoor to outdoor connections Superior use of daylight & natural ventilation Personal environmental controls provided for users 	<ul style="list-style-type: none"> Limited use of daylight and ventilation is evident 	<ul style="list-style-type: none"> Daylight and natural ventilation meet program requirements and code minimums 	
6. Water Cycle	<ul style="list-style-type: none"> Excellent use of site water management Exemplary water conserving strategies used Water re-use is incorporated into project 	<ul style="list-style-type: none"> Some evidence of water and waste water management being incorporated into project 	<ul style="list-style-type: none"> Water service, storm water and wastewater management all meet minimum code requirements 	
7. Energy Flows & Energy Future	<ul style="list-style-type: none"> Excellent integration of systems and controls, including: <ul style="list-style-type: none"> Passive systems On-site renewables Future adaptation to carbon neutral fuel considered 	<ul style="list-style-type: none"> Limited systems integration is evident 	<ul style="list-style-type: none"> Energy solution reflects minimum code requirements 	
8. Materials & Construction	<ul style="list-style-type: none"> Reduced material use Excellent integration of green materials Exemplary construction waste diversion strategies 	<ul style="list-style-type: none"> Some use of green materials and waste diversion 	<ul style="list-style-type: none"> Opulent materials use Little or no use of green materials No evidence of waste diversion 	
9. Long Life, Loose Fit	<ul style="list-style-type: none"> Evidence of versatility, durability, and/or adaptive re- use Designed for disassembly Anticipated service life designed into project 	<ul style="list-style-type: none"> Some flexibility and versatility incorporated into the design 	<ul style="list-style-type: none"> Meets current needs. Little evidence of anticipated future requirements. 	
10. Collective Wisdom & Feedback Loops	<ul style="list-style-type: none"> Evidence of collaboration with stakeholders Design process enhanced project's success Lessons learned for future projects 	<ul style="list-style-type: none"> Minimal evidence of collaboration 	<ul style="list-style-type: none"> Basic program followed. No interaction with or feedback of stakeholders evidenced 	

This Design Rubric is based upon a judging form used by the San Diego Chapter of the AIA Committee on the Environment
Please add additional comments related to this rubric if you like: