

**Pacific Beach Community Planning Group  
Commercial/Residential/Mixed-Use Subcommittee  
Wednesday, March 18th, 2015 5:25PM-6:30PM  
Crown Point Junior Music Academy Library  
4033 Ingraham St, PB 92109**

*Agenda*

1. **5:25PM Welcome / Introductions**
2. **5:25-5:30PM Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items)**
  - a. **5:30-5:40p 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 Ave and 4450 & 4462 Mission Blvd.
    - i. **Project Manager:** Renee Mezo, Rmezo@sandiego.gov
    - ii. **Owner/Applicant:** Vector LLC
    - iii. **Architect:** Joseph Wong Design Assoc., **Engineer:** Christensen Engineering and surveying
    - iv. **Motion:** Applicant requests “information only” we will address previous issues raised and changes to plans
  - b. **5:40-5:50p Project Name** –PB Row Home Condos, #407050, **Description** – Tentative Map (Process 3) to convert 6 residential units (currently under construction) into condominiums on a 8,903 sq. ft. lot zoned RM-2-5 and located at 1514-1524 PB Drive. The CDP for this project was approved by the PBPG on July 28<sup>th</sup>, 2010 by a vote of 10-0-0 and there were no conditions.
    - i. **Project Manager:** Tim Daly, [TPDaly@sandiego.gov](mailto:TPDaly@sandiego.gov)
    - ii. **Applicant:** Scott Sinnett, **Project Owner:** PB Row Homes, LLC
    - iii. **Land Surveyor:** Vernon V. Franck, Metropolitan Mapping
    - iv. **Motion:**
  - c. **5:50-6:05p Project Name** –Playa Pacifica Duplexes #398708, **Description** – CDP (process 3) and tentative map to demolish existing residences and construct 4 residential condominium units (11 bedrooms / 9 parking) 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.
    - i. **Project Manager:** Laura Black, LBlack@sandiego.gov
    - ii. **Developer:** Greg Goertzen, GS Development Inc, **Owner:** Wescal Corp.
    - iii. **Plans by:** Ed Siefken, Siefken & Assoc, **Engineer:** David Carin, Civil Landworks
    - iv. **Motion:**
  - d. **6:05-6:20p 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 (12 bedroom + 3 Cabana/Penthouse + 3 office, 6 parking total).
    - i. **Project Manager:** Laura Black, LBlack@sandiego.gov
    - ii. **Owner:** GS Development Assoc
    - iii. **Applicant:** Greg Goertzen, **Architect:** Ed Siefken, Siefken & Assoc. **Surveyor:** Matt Spiro
    - iv. **Motion:**
  - e.
4. **(Time Permitting) 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
5. **(Time Permitting) 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 (Chipman)**
    - i. **Draft for review / revision: Community Coalition Guiding Principles For the Development and Restoration Northeast Corner of Mission Bay Park:**
    - ii. **The project area for consideration and eventual development and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Kendall/Frost wetlands, the golf course, beach and ski club area, youth fields, tennis club, and relationships to Mission Bay High School, pedestrian paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.**
    - iii. **The Mission Bay Park Master Plan should be considered a guiding document.**
    - iv. **Time is of the essence and the process for vetting and planning should proceed post haste. This group supports the budget request by District 2 Councilmember Lorie Zapf of \$300k for the 2015-2016 fiscal budget.**
    - v. **The current energy, expertise and volunteer efforts of the coalition groups should be utilized and integrated into the city planning process to help facilitate the public vetting, information and public opinion gathering and planning. This will increase collaboration and coordination as well as reduce or eliminate disparate and duplicate efforts.**
  - e. **PB Mobility Study (Olson)**
  - f. **Joint Occupancy at Barnard Elementary (Sumek)**
  - g. **ARC property development (Falcone)**
6. **Pending Projects for future review – (Information only)**
- a. **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
    - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
    - ii. **Owner:** Susan Stevens
    - iii. **Applicant:** Ashley, **Designer:** Philip Quatrino
    - iv. **Motion:**
  - b. **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
    - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
    - ii. **Owner:** Mr. & Mrs William Cummings
    - iii. **Architect/Applicant:** Paris Hagman, Hagman & Assoc., **Engineer:** K & S Engineering Landworks
    - iv. **Motion:**

- c. **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.
- d. **Project Name** - Raybon Duplex , #396445, **Description** – CDP (process 2) to demolish two residences and construct a 4,172 sq ft duplex on a 2,870 lot zoned RM-2-5 and located at 1314 PB Drive.
  - i. **Project Manager:** Jeff Peterson, JPeterson@sandiego.gov
  - ii. **Owner:** Raybon LLC.
  - iii. **Architect/Applicant:** Stosh Thomas Architects, **Engineer:** DGB Surveying and Mapping, also, GEO CON
  - iv. **Motion:**
- e. **Project Name** – Parsley Residence, #408934, **Description** – CDP (Process 2) to demolish an existing residence and construct a 4,747 sq ft residence on a 5,400 sq ft site zoned RS-1-7 and located at 3410 Crown Point Drive.
  - i. **Project Manager:** Laura Black, LBlack@sandiego.gov
  - ii. **Applicant:** Scott Frontis, Frontis Studio, **Owner:** Steve Parsley
  - iii. **Plans by:** Scott Frontis, Frontis Studio
  - iv. **Motion:**
- f. **Project Name** –VedicVision Villas, #387860, **Description** – CDP to demolish an existing commercial building and construct a 7,681 sq ft, 3-story, Mixed use building with 4 residential units over 3 retail spaces on a 6,260 sq ft site zoned CC-4-2 at 1020 Grand Ave.
  - i. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
  - ii. **Applicant:** Fernando Gonzalez , **Owner:** Vedic Vison Properties
  - iii. **Plans by:** Arkhein Design Studio, **Consultant:** Martinez Planning & Design
  - iv. **Motion:**
- g. **Project Name:** Riviera Walk, #402985, **Description** – CDP (process 3) to demolish and existing residence and construct 3 condominium residences totaling 9,415 sq ft on a 5,500 sq ft site zoned RM-2-5 and located at 4054 Riviera Drive.
  - i. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
  - ii. **Applicant:** Kevin Bussett, **Owner:** Justin La Frantz
  - iii. **Plans by:** Di Donato Associates
  - iv. **Motion:**
- h. **Project Name** –Workshop Addition, 726 Hornblend, # , **Description** – Construct a 305 sq ft surfboard shaping workshop.
  - i. **Project Manager:**
  - ii. **Applicant:, Owner:** Steven Seebold
  - iii. **Plans by:** James Scott Fleming
  - iv. **Motion:**
- i. **Project Name** –, **Description** –
  - i. **Project Manager:**
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
- j.

## 7. Adjournment

8. Next Meeting April 15<sup>th</sup>, 2015 (check PBPG website for updates)

## Pacific Beach Planning Group (PBPB) Project Design Self Assessment\*

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

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

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

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: