

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, June 18th, 2015 12noon
PB Library Community Room
Minutes

1. **The meeting was attended by** Board members: Chris Olson, Harry Couch, Henish Pulickal, Jim Krokee and Scott Chipman. Also Don Gross resident and Dan Linn Applicant.
2. **Non Agenda Public Comment –**
 - a. Chris Olson will be termed out next year and a replacement chairperson needs to be identified to make a smooth transition.
 - b. A new pot shop has opened at 1737 Garnet in the alley
 - c. A question was raised about the property at 1371 Loring which appears to be a code compliance issue
3. **PBPG implementation of EcoDistrict Principles**
 - a. Draft for review and comment: **EcoDistrict Project Design Checklist (see attached below).**
 - b. The document was updated based upon comments at the last meeting and the latest version is attached. All attendees looked at the document and gave comments mostly about process
 - c. The document will serve as a guideline for the next community plan update.
 - d. A commercial version is also planned
 - e. The document needs to be reviewed by Development Services Department and hopefully it will be incorporated into the review process at an earlier point. It may serve a model for other communities.
 - f. The persons contributing to this draft have been: Devon Muto, Kristen Victor and Ambrose Wong. Chris asked for everyone and anyone to review and provide suggestions for changes
4. **Projects for review (Action items)**
 - a. **12:15 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. **Issues:** a) Sewer Lateral b) Historical c) street trees d) drainage e) Parking calculation w/ den and master retreat f) Environmental review
 - v. **Motion:** Chipman, 2nd Krokee: Table the issue until pending issues are resolved. Motion Passed 5-0-0
 - vi. **Status:** Sent e-mail to Stosh on June 4 with request to respond to issues and submit self-assessment form by 6/11. Did not receive form by 6/12. On 6/9 received updated documents from City and all these issues are still outstanding.
 - b. **12:35 Project Name** – Felspar TownHomes, #415165 **Description** – CDP to demolish existing structures and construct two, 3-story duplex buildings with garages totaling 6,935 sq ft at 1141 Felspar on a 6243 sq ft site zoned RM-2-5 at 1141 Felspar. Project proposes four – 2 bedroom units and eight off street parking.
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov

- ii. **Applicant:** Daniel Linn, **Owner:** Pacific Beach 2012, LTD
- iii. **Plans by:** Daniel Linn
- iv. **Issues:**
 - a. Applicant submitted the Project Design self-assessment and all performance areas were rated “B” except Materials and Construction rated “C” and Energy and Light and Air were rated “A”
 - b. The project is not compliant with The March 2008 Urban Design Element of the General Plan as it has all 4 entrances on side yard and physical features do not maximize visibility or “eyes on street”. Street front entries and front yard features are needed to promote sense of community. The applicant stated that he has built several other identical structures and the issue was not raised before.
 - c. Trash bins enclosure is too small with space for 2 bins only
 - d. Dens converted into bedrooms thereby requiring more parking was raised but applicant was not asked to make a change
 - e. Drainage is an issue that needs to be addressed with permeable surfaces at driveway and parking.
 - f. Lawn is discouraged as shown in the plans
 - g. Bicycle parking is not provided but applicant says they can put bikes in the garage
- v. **Motion:** Chipman, 2nd Krokee. Approve the project. Motion Passed 5-0-0. It was stated that applicant will address issues before general meeting. Olson stated he will vote against all future projects without street front entries.

5. Update on Community Planning Projects

- a. **Balboa Avenue Station Area Specific Plan (City of San Diego)** – Henish stated that they are in process of hiring a consultant
- b. **De Anza Special Study Area (City of San Diego)** – Chipman stated that \$500,000 is budgeted with full time staff person and Mayor Faulconer is committed to seeing this through
- c. **Pacific Beach Greenways, Parks and Transit Plan, AKA PB Parks (City of San Diego/SANDAG)** – Olson stated that a \$440,000 planning grant has been tentatively recommended by SANDAG but final approval by the board is needed.

6. Pending Projects for future review – Please look at City website for more information or contact Chris Olson if you want to see plans or have questions.

- a. **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, (619) 446-5271
 - ii. **Applicant:** Corey Thomas, **Owner:** Justin La Frantz
 - iii. **Plans by:** Di Donato Associates
 - iv. **Motion:**
 - v. Status: Applicant was “no show” in April. Neighbors have concerns about driveway location. Sent e-mail to Kevin Bussett on 6/5/2015 and Corey Thomas with requirements. Received response that they will contact PBPG when ready for review.

- b. **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:**
 - v. **Status:** Left Message with Ashley on 5/9/2015, no response.
- c. **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:**
 - v. **Status:** Per Assessment Letter 4/22/2015 requires resubmittal. Left message for Paris on 5/9/2015 – no response
- d. **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, (619) 446-5271 or Will Zounes
 - ii. **Applicant:** Fernando Gonzalez , **Owner:** Vedic Vison Properties
 - iii. **Plans by:** Arkhein Design Studio, **Consultant:** Martinez Planning & Design
 - iv. **Motion:**
 - v. **Status:** Per Assessment letter dated March 25 2015 there are issues related to parking and will require resubmittal
- e. **Project Name** –Workshop Addition, 726 Hornblend, # , **Description** – Construct a 305 sq ft surfboard shaping workshop.
- i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:, Owner:** Steven Seebold
 - iii. **Plans by:** James Scott Fleming
 - iv. **Motion:**
 - v. **Status:** Have plans from City, No Distribution form, no project number. Email to Teasley 6/5/2015. City says project withdrawn.
- f. **Project Name** – Yosemite Street Residence, 421279 **Description** – CDP to demolish two existing units and garage and construct two 2,251 sq ft, 3 story, single dwelling units with attached garages on 2 – 2,503 sq ft lots zoned RM 1-1 and located at 3748 and 3750 Yosemite.
- i. **Project Manager:** Will Zounes
 - ii. **Applicant:, Owner:** SDDP 2015 LTD
 - iii. **Plans by:** Daniel Linn
 - iv. **Issues:** Per assessment letter June 8th a) sidewalk repair b) Alley dedication c) FAR calc d) storage e) drainage f) Landscape plan?
 - v. **Motion:**

- vi. **Status:** Request to be on agenda 6/3/2015. Sent applicant self-assessment form to be completed by 6/11. Received forms on 6/16/2015
- g. **Project Name** – Guy Hill Cadillac #327976, **Description** – Process 3 CDP to demolish 36,000 sq ft retail space and construct 3 stories of residential units over ground floor retail and underground parking totaling 374,2229 sq ft on a 4.83 acre site zones CC-4-2. It contains 171 residential units, 19,000 sq ft retail and 147,150 sq ft parking.
 - i. **Project Manager:** Morris Dye
 - ii. **Applicant:** , **Owner:** Steven Hill & Mission Bay Properties LLC
 - iii. **Plans by:** Marengo Morton Architects
 - iv. **Motion:**
 - v. **Status:** Left message at Marengo Morton office 5/9/2015 and no response
- h. **Project Name** –Emerald Street Residence # 420989, **Description** – Process 2 CDP to demolish existing residence and construct a 3,263 sq ft residence with 357 sq ft detached garage on a 6,250 sq ft site zoned RS-1-7 at 1270 Emerald st.
 - i. **Project Manager:** Alexander Hempton
 - ii. **Applicant:** Pauli Faktor, pfaktor@gmail.com **Owner:** Hamid Jamshidi
 - iii. **Plans by:** Frontis Studio
 - iv. **Motion:**
 - v. **Status:** Assessment letter on 6/4/2015, Issues noted: building height, encroachment, FAR, Trees, drainage. Sent e-mail to Frontis on 6/5/2015 with PBPG requirements. No response
- i. **Project Name** – Sengle Residence #410821, **Description** – Process 2 CDP for the construction of a 1,665 sq ft residential dwelling unit (Garage and residence) on a 6,250 sq ft lot zoned RM1-1 with an existing 916 sq ft Residence and 360 sq ft garage and located 928 Opal (& Bayard).
 - i. **Project Manager:** PJ Fitzgerald
 - ii. **Applicant:** Michael Azarine, **Owner:** Robert Sengle
 - iii. **Plans by:** Robert J Franklin
 - iv. **Motion:**
 - v. **Status:** **Project currently on hold per request from Robert Sengle**
- j. **Project Name** Thomas Ave Residences #426170 –, **Description** – CDP to demolish 2 existing residences and construct 2, 2,711 sq ft 3 story residences with detached garages on 2 lots of 3,125 sq ft each zoned RM-1-1 and located at 1259 and 1261 Thomas
 - i. **Project Manager:** Pancho Mendoza
 - ii. **Applicant:** Dan Linn, **Owner:** SDDP 2015 LTD
 - iii. **Plans by:** Dan Linn
 - iv. **Motion:**
 - v. **Status:** Have plans, Requested Cycle Issues and Assessment letter from Project Manager on 6/4/2015, nothing yet
- k. **Project Name** –Hornblend Townhomes, 425967 **Description** – CDP and tentative map to demolish 2 existing residences and construct a 7,146 sq ft 4 unit residential condominium building on a 6243 sq ft lot zoned RM-2-5 and located at 1641-1643 Hornblend.
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant:** Dan Linn, **Owner:** Tourmaline Properties
 - iii. **Plans by:** Dan Linn
 - iv. **Motion:**

- v. **Status:** Have plans, Requested Cycle Issues and Assessment letter from Project Manager on 6/4/2015, nothing yet
 - I. **Project Name Oliver Ave Residence #347782 – , Description –**CDP Build 3 – 2331 sq ft homes on 2 legal lots zoned RM 1-1 and located at 1116, 1118, 1122 Oliver
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
 - ii. **Applicant:** Dan Linn , **Owner:** Upward Trend, LLC
 - iii. **Plans by:** Dan Linn
 - iv. **Issues:** Per assessment letter 4/28/2014 there are two legal lots and they are building 3 units.
 - v. **Motion:**
 - vi. Status: Have plans, Requested Cycle Issues and Assessment letter from Project Manager on 6/5/2015, cycle issues due on 6/23/2015
 - m. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - n.
7. **Adjournment**
8. **Next Meeting July ?, 2015 (check PBPG website for updates)**

RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY *(DRAFT 6/18/2015)*

Pacific Beach has formed an EcoDistrict to create a sustainable beautiful community. The EcoDistrict is supported by numerous community organizations, including the Planning Group, Town Council, DiscoverPB, and beautifulPB, who advance sustainability by targeting eight performance areas. New development is encouraged to demonstrate support for the community through action in these performance areas and in turn will receive support from these organizations. Developments seeking deviations from City standards are encouraged to support these deviations through increased action in the performance areas.

Project Name:	Date:
Location:	
Type:	Size:

ECODISTRICT PERFORMANCE AREAS

	Measure	Source	Y	N	N/A	Need Info
Appropriate Development	Interdisciplinary team that includes LEED accredited professional	LEED ID 1.2 & 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Location and Linkages per LEED LL <i>(all development in PB meets basic criteria)</i>	LEED LL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reduce local heat island effect (shade hardscape, light colored hardscapes, <i>light colored roofs, shade artificial turf</i>)	LEED SS 3 <i>and bPB</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion of affordable, workforce housing, or generational housing components	City General Plan, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Local workforce (architect, engineer, contractor, and/or trades)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Encourage community connectivity and "eyes on the street" (windows and entries oriented to street, avoid high walls and hedges that cause separation)	bPB, City of SD - Urban Design Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active frontages (provide patios, decks, gardens, or other active spaces in frontage)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Health and Well Being	Durability Assurance (Mold Prevention) per LEED ID 2	LEED ID 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Indoor air quality per LEED EQ (includes non-toxic materials and ventilation)	LEED EQ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construct garden beds or designate areas for gardens	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prohibit smoking	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Create usable outdoor spaces with shade and greenery	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximize daylight through use of windows and design	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Support "age-in-place" with accessibility design and improvements	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

PB Identity	Hold Design Charrette organized through Planning Group	LEED ID 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ensure that design is compatible with neighborhood and consistent with Community Plan	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Integrate beach themes, materials and colors	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install PB branded materials, e.g. Bike racks, storm drain stencil	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with a community collaborator organization or project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Invite local school students for field trips to observe sustainable construction	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Access and Mobility	Designate secure area on-site for bike parking	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install Discover PB bike racks and install on-site or in sidewalk	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide designated space for mobility sharing (i.e. Car2Go, bike share)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install PB Pathway signage on designated routes	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paint sharrows	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide other improvements that support non-car travel choices (e.g. Bike / skateboard storage)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide EV charging or prewire garage for EV chargers	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Energy	Building Orientation for Solar Design (orient building within 15 degrees east west, 50% more windows south facing with 90% shade in summer and unshaded in winter, and >450 sf of south facing roof)	LEED ID 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Energy Star Performance	LEED EA 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exceptional energy performance	LEED EA 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Efficient hot water distribution	LEED EA 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hot water pipe insulation	LEED EA 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HVAC refrigerant management per LEED EA 11 <i>or avoid installation of HVAC with whole house fan or other ventilation systems</i>	LEED EA 11 <i>with bPB</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install solar PV and consider batteries for increased self sufficiency	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Programmed lighting	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Others? 1. Construct above minimum energy conservation measures. 2. Daylighting strategies 3. Building envelope energy strategies 4. LED Lights 5. Renewable Energy 6. Passive Energy Technologies	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Water	Basic Landscape Design (drought-tolerant turf that is not on slopes or in shape, use of mulch and/or amendments, tilled compacted soil)	LEED SS 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimize Conventional Turf	LEED SS 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drought Tolerant Plants	LEED SS 2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rainwater harvesting (roof collection)	LEED WE 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greywater system	LEED WE 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High efficiency irrigation system per LEED WE 2.1 or substantially reduce demand	LEED WE 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High or Very High efficiency fixtures (faucet <2 or 1.5 gpm; shower <2 or 1.75 gpm; toilet <1.3 or 1.1 gpf)	LEED WE 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sensored irrigation systems (e.g. soil sensors)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Others:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

H	6	Erosion Control During Construction (Protect topsoil, stockpiles, and slopes from erosion,	LEED SS 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
----------	----------	--	-------------	--------------------------	--------------------------	--------------------------	--------------------------

	divert slope drainage with swales, use straw wattles and silt fences to control runoff and protect inlets)					
	Maximize lot permeability with landscaping, permeable pavement and other surfaces, directing impervious to infiltration areas)	LEED SS 4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent erosion control (terraced slopes and landscaping)	LEED SS 4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof runoff management (vegetated roof, drain to infiltration areas, or collect roof runoff)	LEED SS 4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Constructed stormwater filtration in public right of way	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Others:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Materials Management	Non-toxic pest control per LEED SS 5, particularly termite control	LEED SS 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Material efficient framing per LEED MR 1	LEED MR 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No tropical wood or FCS wood only	LEED MR 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmentally preferred products (recycled content, low emissions, and/or local)	LEED MR 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construction waste reduction, recycling and reuse	LEED MR 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Achieve zero waste construction	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide composting bins or designated composting area	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Low carbon logistics e.g. deliveries to site	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Reference Information

LEED = Leadership in Energy & Environmental Design

LEED is a green building certification program developed and administered by the US Green Building Council that recognizes best-in-class building strategies and practices. Many project seeks LEED certification to demonstrate their commitment to sustainability and many LEED criteria are relevant to the EcoDistrict performance areas. Specific relevant LEED For Homes criteria are cited so more information can be readily obtained. ID=Innovation and Design Process; LL=Location and Linkages; SS=Sustainable Sites; WE=Water Efficiency; EA=Energy and Atmosphere; MR=Materials and Resources; EQ=Indoor Environmental Quality; EA=Environmental Awareness. Many resources are available online that describe these criteria. For more information, search LEED For Homes, see <http://www.usgbc.org/guide/homes>, or consult a LEED accredited professional.

bPB = BeautifulPB <http://beautifulpb.com/>

City of San Diego General Plan <http://www.sandiego.gov/planning/genplan/>

City of San Diego Urban Design Element <http://www.sandiego.gov/planning/genplan/pdf/generalplan/adoptedudelem.pdf>

More can be added here.

