

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, August 20th, 2015 12noon
PB Library Community Room
Agenda (updated 8/17/2015)

1. **12 noon Welcome / Introductions**
2. **12:00-12:05 Non Agenda Public Comment – (Information Only, non-debatable)**
3. **12:05-12:10PM PBPG implementation of EcoDistrict Principles**
 - a. **Draft for review and comment: EcoDistrict Project Design Elements (see attached below)**
4. **Projects for review (Action items)**
 - a. **12:10 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) Parking calculation w/ den and master retreat, c) street trees d) drainage
 - v. **Motion:** (6/18/2015): 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. On 7/13 received E-mail from city that project cleared historical and review is due back on 7/17 which will be too late for subcommittee. On July 24 City determined project is CEQA exempt. 7/27 received cycle issues from city. Aug 12 received self-assessment form.
 - b. **12:30 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, ahempton@sandiego.gov
 - ii. **Applicant:** Pauli Faktor, pfaktor@gmail.com **Owner:** Hamid Jamshidi
 - iii. **Plans by:** Frontis Studio
 - iv. **Issues:** 1) No storage/very small garage 2) 6 possible bedrooms 3) FAR calculation? Penthouse and garage included?
 - v. **Motion:**
 - vi. **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. On, 8/13 received assessment letter and cycle issues. Requested self-assessment from applicant.
 - c. **12:45 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
 - i. **Issues:**
 - a. 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.
 - b. Trash bins enclosure is too small with space for 2 bins only
 - c. Dens converted into bedrooms thereby requiring more parking was raised but applicant was not asked to make a change
 - d. Drainage is an issue that needs to be addressed with permeable surfaces at driveway and parking.
 - e. Lawn is discouraged as shown in the plans
 - f. Storage / Motorcycle / Bicycle parking is not provided
 - g. Driveway width too small, turn around not adequate
 - iv. **Motion:**
 - v. **Status:** Have plans, Requested Cycle Issues and Assessment letter from Project Manager on 6/4/2015, nothing yet, Requested again on 7/13/2015. On 7/20 received Assessment letter and cycle issues.
- d. **1:00 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 July 2nd a) 3 houses on 2 lots b) Building front elevation are same and require differentiation of façade to enhance street view c) Parking Garage is proposed with 2 walls 75% open and therefore not included in GFA. If walls are enclosed the project will exceed the FAR limit.
 - 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. Received Assessment letter on 7/13. Requested updated assessment letter 8/17
- e.

5. (Time Permitting) Update on Community Planning Projects

- a. **Balboa Avenue Station Area Specific Plan (City of San Diego) - Henish**
- b. **Mission Bay Wetland Feasibility Study (San Diego Audubon Society)**
- c. **PB Middle School / YMCA Joint occupancy - conceptual design and feasibility study (SDUSD) - Sumek**
- d. **PB to Mid-Coast/Balboa Advanced Planning Study (SANDAG) - Olson**
- e. **Barnard Elementary / Joint Use – proposal evaluation (SDUSD) - Sumek**
- f. **De Anza Special Study Area (City of San Diego) - Chipman**
- g. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG) - Olson**
- h. **Rose Creek Bikeway (SANDAG) and Pedestrian Bridge (SD County Bicycle Coalition)**

- i. **City of SD Climate Action Plan implementation in PB**
- j. **ARC property development (Falcone)**
- 6. **Pending Projects for future review – (Information only)**
 - 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@san Diego.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@san Diego.gov or William Zounes.
 - ii. **Owner:** Susan Stevens
 - iii. **Applicant:** Ashley, **Designer:** Philip Quatrino
 - iv. **Motion:**
 - v. **Status:** Left Message with Ashley on 5/9/2015, no response. Received assessment letter from City August 5, 2015.
 - 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@san Diego.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@san Diego.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. Received assessment letter August 6, 2015
 - 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 –** 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
 - g. **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
 - h. **Project Name –** Sprint Wesley Palms #417284, **Description –** CUP renewal
 - i. **Project Manager:** Simon Tse
 - ii. **Applicant: Mary Hamilton, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - i. **Project Name –, Description –**
 - i. **Project Manager:**
 - ii. **Applicant;, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - j.
7. **Adjournment**
8. **Next Meeting September 17, 2015 (check PBPG website for updates)**

RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY *(DRAFT 8/17/2015)*

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 / urban agriculture	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 / design / natural ventilation strategy	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 Community-based 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, local materials and natural 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, PB Pathway element	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 PB branded 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 and Natural Ventilation 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, bPB	<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 / Controls Strategy	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"/>
	Eliminate 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 subsurface 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"/>
	Decentralized non potable reuse	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Habitat	Erosion Control During Construction (Protect topsoil, stockpiles, and slopes from erosion, divert slope drainage with swales, use straw wattles and silt fences to control runoff and protect inlets)	LEED SS 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	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 / FCS or reclaimed 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, reuse and waste diversion	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/adoptedulelem.pdf>

More can be added here:

1. David Swarens and fellow colleagues have comments and here is a summary: a) Preservation should be considered as a sustainability issue, not just community identity b) The current checklist focuses only on New Construction and doesn't promote the use of existing or historic buildings c) incorporate LEED for Neighborhood Development Guidelines, which allows points for existing buildings as well as historic preservation and adaptive reuse projects. (Mr. Swarens and / or others will compile suggestions and send to Chris Olson)
- 2.

PLEASE SUBMIT SUGGESTIONS OR COMMENTS TO Chris Olson e-mail OLY7@att.net or visit PBPG website <http://www.pbplanning.org/subcommittees/commercial-residential-mixed-use-subcommittee/>