

**Pacific Beach Community Planning Group  
Commercial/Residential/Mixed-Use Subcommittee  
Thursday, November 19th, 2015 12noon  
PB Library Community Room**

*Minutes*

1. **Attendance: Board Members:** Chris Olson, Brian Curry, Henish Pulickal, Harry Couch and Jim Krokee. **General Public/Applicants:** Don Gross, Ken Hall, C.I. Rho, Maggie Roland, Sasha Varone, Rebecca Marquez, Justin Craig, Gordon Kovton, and Fernando Gonzalez.
2. **Non Agenda Public Comment – None!**
3. **PBPG implementation of EcoDistrict Principles**
  - a. **Draft for review and comment:** EcoDistrict Project Design Elements (see attached below)
  - b. Chris Olson stated that beautifulPB (BPB) has been partnering with the PBPG on this initiative and BPB sent a letter to the City of San Diego (specifically Mike Hansen, Cody Hooven and Nancy Bragado) on October 12, 2015 (see attachment below) asking for leadership and collaboration to align the Pacific Beach EcoDistrict Principles as represented in the EcoDistrict Project Design Element Checklist, Link: <http://www.pbplanning.org/wp-content/uploads/PBEcoDistrictDesignChecklist201508231.pdf> with the City of SD Sustainable Building Policy 900-14 Link: [http://docs.sandiego.gov/councilpolicies/cpd\\_900-14.pdf](http://docs.sandiego.gov/councilpolicies/cpd_900-14.pdf) and the City of SD Climate Action Plan, Link: <http://www.sandiego.gov/mayor/pdf/2014/climateactionplan2014.pdf>.
  - c. Henish stated that the CPC reviewed the document and would like to implement in their communities
  - d. Don Gross stated that the historical review information should be made available to the PBPG through the development subcommittee. Why are they sending them to me?
4. **Projects for review –**
  - a. **Wesley Palms:** Discussion of issues: Agenda item cancelled due to meeting arranged between Wesley Palms (Ben Geske) and Neighbors (Bob Palmer)
  - b. **Project Name:** Kovton Easement Vacation 449228 –, **Description –** Process 2 Easement vacation to vacate a sewer easement granted to the city of SD at 1695 Los Altos road zoned RS-1-2.
    - i. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
    - ii. **Applicant:, Owner:** Gordon Kovtun
    - iii. **Plans by:** KCM Engineering
    - iv. **Issues:** City review not complete. Need to clean up title by removing this easement. No issues from city review. It was used from 1929 to 1960. Not used anymore. City gave an encroachment agreement to build on it, but owner wants it to vacate the easement.
    - v. **Motion:** To approve the project as proposed. Chris 1<sup>st</sup>, Henish 2<sup>nd</sup>. 4-0-0 approved.
    - vi. **Status:** sent e-mail to Sandra and Pancho for update. Review not done yet
  - c. **Project Name:** Pacific View Residence –447980, **Description –** CDP Process 3 to demolish an existing SFR and construct a 5,415 sf (3,422 above grade and 1,464 below grade) 6 bedroom residence with roof deck at 666 Pacific View drive zoned RS-1-7.
    - i. **Project Manager:** Will Zounes (619) 687-5942

- ii. **Applicant:** , **Owner:**
  - iii. **Plans by:** Golba Architecture
  - iv. **Issue:** Rebecca and Sasha are the representatives of this project. Sq ft includes basement, but not included with FAR. Cycle issues: city is not done with review. Questions about drainage and width of driveway. Tearing down existing house and building a new SFR. Variety of styles of homes on street. Allowable FAR is .59, 3,422 sf above ground. They will narrow the driveway curbcut. Lot is 5,800 sq ft. Neighbor wants to see the plans. 6 bedrooms total. 20ft garage is too small for 2 cars. Maybe make it 22 ft. Neighbor to the North is saying he didn't get notice. Worried about 5,400 sq ft, size for neighborhood. Space for dumpster? Chris Olson: Keep construction fences clear of graffiti.
  - v. **Motion:** approve the project with the condition that we are able to see the remaining cycle issues from the city prior to the general meeting. Chris 1<sup>st</sup>. Henish 2<sup>nd</sup>. Approved 4-0-0
  - vi. **Status:** Received Plans and have cycle issues dated 10/15/2015. Request from applicant for November review. Received EcoDistrict Design Checklist on 11/19/2015 and generally meets or exceed minimum requirements.
- d. **Project Name** –Hornblend Townhouses 443510, **Description** – CDP Tentative Map Waiver for the subdivision of an existing structure into four residential condominiums at 2050-2056 Hornblend Street. Built 1992
- i. **Project Manager:** Francisco Mendoza (619) 446 5433, [Fmendoza@sandiego.gov](mailto:Fmendoza@sandiego.gov)
  - ii. **Applicant:** Maggie Roland , **Owner:** Chungil and Lalita Rho
  - iii. **Plans by:** C.I. RHO and Assoc
  - iv. **Issues:** Landscape plan (7 ft high hedge (trellis) along sidewalk, front yard turf), drainage from garages, structural issues might require significant changes/building permit, fireplace pop-outs project 2 ft into 5 ft sideyards (obstructing walkway) but this was approved in original building permit.
  - v. **Motion:** Olson, 2<sup>nd</sup> Couch: Approve the project with the condition that the project complies with city requirements for 1) Drainage from below grade garage/driveway (currently into sewer), 2) hedge/fence along sidewalk (reduce from 7ft to 3ft) and front yard lawn (change to drought tolerant ground cover). **Motion Passed 3-0-0**
  - vi. **Status:** **Status:** Received request from applicant for review on 11/3/2015. Received cycle issues dated 11/2/2015.. Received electronic version of plans 11/15/2015 and hard copy 11/19. Received Project design self-assessment and the project general scores good considering the year it was built (scores A to B).
- e. **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 or Will Zounes
  - ii. **Applicant:** Fernando Gonzalez , **Owner:** Vedic Vison Properties
  - iii. **Plans by:** Arkhein Design Studio, **Consultant:** Martinez Planning & Design
  - iv. **Issues:** Parking issues are still pending with City of SD. Residential units are not ADA accessible (not required). Can handicap unloading area be used as egresss?

- v. **Motion:** Olson, 2<sup>nd</sup> Couch: Approve the project with the condition that parking plan meets city requirements including the ADA loading areas. Passed 3-0-0
- vi. **Status:** Per Assessment letter dated March 25 2015 there are issues related to parking and will require resubmittal. Received assessment letter August 6, 2015 with several significant issues remaining from prior review. E-mail 11/14/2015 to be on agenda. Received EcoDistrict Checklist 11/19/2015 and it generally affirmed compliance with many performance areas.

f.

#### 5. Update on Community Planning Projects

- a. **Balboa Avenue Station Area Specific Plan (City of San Diego)** – Henish-There will be a public forum/meeting on December 7<sup>th</sup>, 6pm at PB Library
- b. **Mission Bay Wetland Feasibility Study (San Diego Audubon Society)** – Olson stated that the project is now called ReWild Mission Bay and there is a website to get involved: <http://rewildmissionbay.org/>.
- c. **PB Middle School / YMCA Joint occupancy - conceptual design and feasibility study (SDUSD)** – Sumek-No Report
- d. **PB to Mid-Coast/Balboa Advanced Planning Study (SANDAG)** – Olson-No Report
- e. **Barnard Elementary / Joint Use – proposal evaluation (SDUSD)** – Sumek-No Report
- f. **De Anza Special Study Area (City of San Diego)** – Olson stated that the Mission Bay Park Committee has created an ad-hoc subcommittee to lead this effort and the PBPG will be represented by Chris Olson on this committee. The first meeting is planned for December 9<sup>th</sup> 6-8pm at the MBHS (not officially confirm yet).
- g. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG)** – Olson – no report
- 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](mailto: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. 11/10/2015 sent request for update to S. Teasley and it was resubmitted in October 2015. Review due November/December.
- 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](mailto: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 with significant issues from prior submittal not addressed.
- c. **Project Name** Thomas Beach Homes–434796, **Description** –CDP / Sustainable Expedite, Process 2 to demolish an existing SFR and construct 2 2 SFR on 2 lots totaling 6,070 sf at 1731 Thomas and zones RM1-1
  - i. **Project Manager:** Jama Vega (619) 387-5935
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- d. **Project Name** – Jefferson Pacific Beach (aka: 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 358,150 sq ft on a 2.944 acre site zones CC-4-2. It contains 158 market rate residential units, 14 very low income units, 15,345 sq ft commercial and 141,713 sq ft parking/utilities.
  - i. **Project Manager:** Morris Dye
  - ii. **Applicant: , Owner:** Steven Hill & Mission Bay Properties LLC
  - iii. **Plans by:** Carrier Johnson + Culture
  - iv. **Motion:**
  - v. **Status:** On 11/18/2015 Justin Craig (JPI) requested PBPG subcommittee review in December. On 11/18/2015 sent applicant EcoDistrict Checklist and link to website.
- e. **Project Name** – Law St. Residences CDP #429967, **Description** – Process 2 CDP to demolish an existing single family residence and construct 2 – 2,711 sq ft story residences on 2 - 3125 sq ft lots zoned RM-1-1 at 944 Law St.
  - i. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
  - ii. **Applicant: Dan Linn, Owner:** D & D Law Street Partners
  - iii. **Plans by:** Dan Linn
  - iv. **Motion:**
  - v. **Status:** Received plans 8/1/2015. Received assessment letter and cycle issues on 9/11/2015.
- f. **Project Name** – Haines St Residences 431476, **Description** – Process 2 (sustainable expedite) CDP to demolish an existing single family dwelling unit and construct 2 – 1,873 sq ft, 2 bedroom homes on 2 – 2,500 sq ft lots zoned RM-1-1 at 3935 and 3937 Haines st.
  - i. **Project Manager:** Jeff Peterson. (619) 446 5237
  - ii. **Applicant, Scott Frontis Owner:** Haines Views LLC
  - iii. **Plans by:** Scott Frontis
  - iv. **Motion:**
  - v. **Status:** Received Plans 8/1/2015. Received Assessment letter and cycle issues on 8/27/15 requiring historical review and other significant issues.
- g. **Project Name** – Morrell Street Residences 434837 , **Description** – Process 2 (sustainable expedite) CDP to demolish \_\_\_\_\_unit and construct 2 – 2,309 sq ft, 3 bedroom + penthouse homes on 2 – 2,750 sq ft lots zoned RM-1-1 at 4027 Morrell st.
  - i. **Project Manager:** Alex Hempton
  - ii. **Applicant:** Scot Frontis, **Owner:** Rob Linton

- iii. **Plans by:** Scot Frontis
- iv. **Motion:**
- v. **Status:** Received Plans Sept. 2015

h. **Project Name – , Description –**

- i. **Project Manager:**
- ii. **Applicant:, Owner:**
- iii. **Plans by:**
- iv. **Motion:**
- v. **Status:**

i. **Project Name – , Description –**

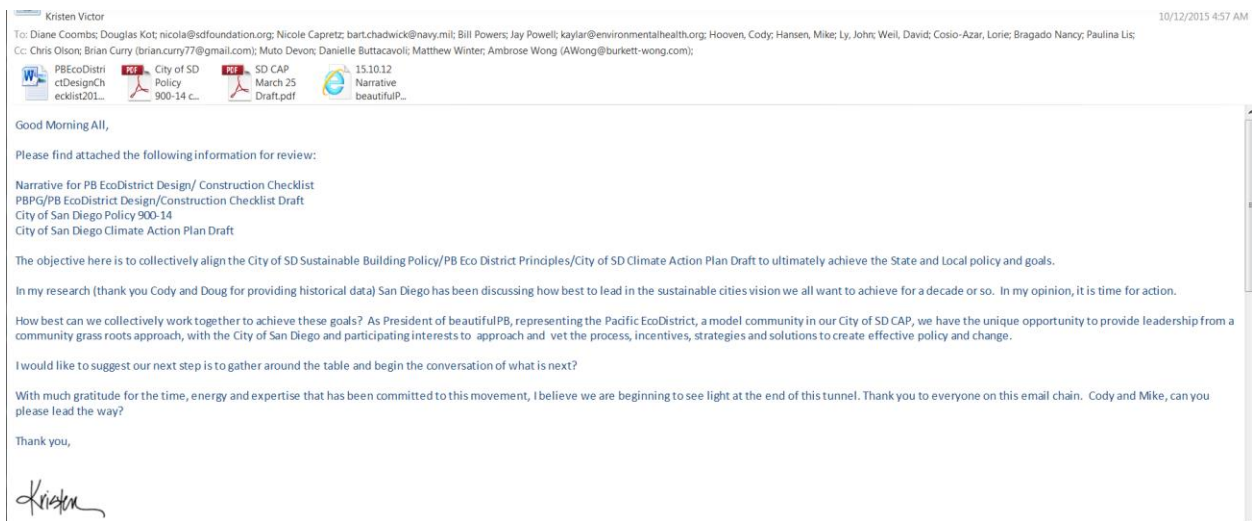
- i. **Project Manager:**
- ii. **Applicant:, Owner:**
- iii. **Plans by:**
- iv. **Motion:**

j.

k.

**7. Adjournment**

**8. Next Meeting December 17, 2015 (check PBPG website for updates)**



BeautifulPB/PBPG Design/Construction Checklist  
Narrative  
October 12, 2015

With the development of the Pacific EcoDistrict, beautifulPB and the PBPG have collectively worked together to create a culture of a more sustainable Pacific Beach, representing a model community within the City of San Diego.

For the past year, the PBPG has provided a volunteer structure for sustainable development in support of beautifulPB and the PB EcoDistrict.

Together, these two community organizations have taken the next step to develop a deeper analysis into sustainable development within our community and created the PBPG Design checklist draft (see attached). The goal is to create a standard policy for the City of San Diego, that is aligned with the City of San Diego Sustainable Building Policy 900-14 (dated May 10, 2010, see attached), the City of San Diego Climate Action Plan (CAP) draft (dated March 25, 2015, see attached) and the CPUC Strategic Plan (dated 2008) "Big Bold Energy Efficiency Strategies".

Over the past 18 months the PBPG with the support of beautifulPB have vetted these strategies within our local building community for feedback. The attached Residential Design/Construction checklist draft reflects the information received through this process.

In reviewing the above stated policies, the programmatic goals have specific timelines of achievement by 2020 for residential and 2030 for commercial application. It is to my knowledge that the City of San Diego needs support and alignment with these policies in their commitment to green and sustainable building practices.

It is the intent of beautifulPB and the PBPG to support the City of San Diego in achieving these goals as a model community that can easily be replicated throughout our region.

Please find attached both the the updated draft of our proposed mandated guidelines for the PB EcoDistrict. Our goal and action item is to meet with the City of San Diego and discuss the opportunity to pilot and incentivize this process through the City of San Diego Planning Department to support the Pacific Beach EcoDistrict principles and the City of San Diego Sustainable Building Policy 900-14 with alignment of the City of San Diego Climate Action Plan (draft).

# RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY *(DRAFT 11/19/2015)*

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.

Those measures with (\*) are required, unless demonstrated by the applicant that compliance is not feasible.

<b>Project Name:</b>		<b>Date:</b>	
<b>Location:</b>			
<b>Type:</b>		<b>Size:</b>	

## ECODISTRICT PERFORMANCE AREAS

	Measure	Source	Y	N	N/A	Need Info
<b>Appropriate Development</b>	Interdisciplinary team that includes LEED H accredited professional	LEED H ID 1.2 & 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Location and Linkages per LEED H LL ( <i>all development in PB meets basic criteria</i> )	LEED H 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 H SS 3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion of affordable, workforce housing, or generational housing components	Economic Prosperity Element (SD 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)	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Active frontages (provide patios, decks, gardens, or other active spaces in frontage)	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserve existing building(s)	LEED ND GIB 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide variety of housing units, office space, community retail, recreation amenities	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>Health and Well Being</b>	*Durability Assurance (Mold Prevention) per LEED H ID 2	LEED H ID 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Indoor air quality per LEED H EQ (includes non-toxic materials and ventilation)	LEED H 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	Urban Design Element (SD General Plan), 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"/>
	*Build according to Universal Design Principles	LEED ND NPD 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>PB Identity</b>	Hold Design Charrette organized through Planning Group	LEED H 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	Urban Design Element (SD General 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	Urban Design Element (SD General Plan), 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"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>Access and Mobility</b>	*Designate secure area on-site for bike parking	LEED ND SLL 4, 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"/>
	Provide improvements that support non-car travel choices to connect to transit, schools, and village centers (e.g. bike / skateboard storage, streetscape improvements for non-car travel, paint sharrows, etc.)	Urban Design Element (SD General Plan), Pacific Beach Community Plan, LEED ND SLL 4, 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"/>
	Donate to or assist with the PB Pathway projects – purchase and install PB Pathway signage on designated routes	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>Energy</b>	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 H ID 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Energy Star Performance	LEED H EA 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exceptional energy performance, construct above minimum energy conservation measures	LEED H EA 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Efficient hot water distribution	LEED H EA 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Hot water pipe insulation	LEED H EA 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*HVAC refrigerant management per LEED H EA 11 <i>or avoid installation of HVAC with whole house fan or other ventilation systems</i>	LEED H EA 11, bPB	<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"/>
	Incorporate building insulation and air seals	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install LED Lights	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install renewable energy source	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Utilize passive energy technologies	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the community district energy pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments/Notes:						



<b>Water</b>	*Basic Landscape Design (drought-tolerant landscape that is not on slopes or in shape, use of mulch and/or amendments, tilled compacted soil)	LEED H SS 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Minimize or eliminate conventional turf	LEED H SS 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant drought tolerant plants	Urban Design Element (SD General Plan), LEED H SS 2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install rainwater harvesting system (roof collection or other)	LEED H WE 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install greywater system(s)	LEED H WE 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install high efficiency irrigation system or substantially reduce demand	Urban Design Element (SD General Plan), LEED H WE 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install 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)	Urban Design Element (SD General Plan), LEED H WE 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install sensed irrigation systems (e.g. soil sensors)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the community water harvesting pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>Habitat &amp; Ecosystem</b>	*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 H SS 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Maximize lot permeability with landscaping, permeable pavement and other surfaces, directing impervious to infiltration areas)	Urban Design Element (SD General Plan), LEED H SS 4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent erosion control (terraced slopes and landscaping)	LEED H SS 4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Retain and treat stormwater on site, manage roof runoff on site (vegetated roof, drain to infiltration areas, or collect roof runoff)	Urban Design Element (SD General Plan), LEED H SS 4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construct stormwater filtration in public right of way	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Reduce non-permeable paving to minimum area possible	LEED NDP 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant maximum number of trees on-site possible	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant street trees	LEED NDP 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserve existing trees, on-site habitat or provide site design for habitat	LEED ND GIB 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Focus exterior lighting down, provide adequate pedestrian lighting and prevent light pollution	Urban Design Element (SD General Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Restore on-site habitat or provide site design for habitat	LEED ND SLL 7-8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the community habitat restoration project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the stormwater pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

<b>Materials Management</b>	Use non-toxic pest control, particularly termite control	LEED H SS 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Implement material efficient framing	LEED H MR 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use FCS wood only, do not use tropical wood	LEED H MR 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use environmentally preferred products (recycled content, low emissions, and/or local)	LEED H MR 2.2	<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"/>
	Use low carbon logistics e.g. deliveries to site	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reuse existing building materials	LEED H MR 2.3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Recycle existing building materials and reduce construction waste	Urban Design Element (SD General Plan), LEED H MR 2.3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

### Reference Information

LEED = Leadership in Energy & Environmental Design

LEED H = LEED for Homes, see <http://www.usgbc.org/guide/homes>

LEED ND = LEED for Neighborhood Design, see <http://www.usgbc.org/resources/leed-neighborhood-development-v2009-current-version>

LEED H 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 H certification to demonstrate their commitment to sustainability and many LEED H criteria are relevant to the EcoDistrict performance areas. Specific relevant LEED H 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, visit the websites listed above, 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.

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