

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, March 17th, 2015 - 12 Noon
PB Library Community Room
Agenda (updated 3/23/2016)

1. **12 Noon Welcome / Introductions:** Harry Couch, Chris Olsen, Don Gross, Kyle E., Ramon Moscaso, Hector, Robert Bateman, Dave Lepre, Greg Goertzen, Nilesch Patel, Clyde Kim, Dean Libbs
2. **12:00-12:05 Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items) –**
 - a. **Project Name** – Thomas Beach Homes 434796, **Description** – Process 2 CDP to demo existing single dwelling unit and build two single dwelling on two separate lots totaling 6,070 sf at 1731 Thomas Ave, RM 1-1 zone.
 - i. **Project Manager:** Jeffrey Peterson
 - ii. **Applicant** Greg Goertzen:, **Owner:** Upward Trend, LLC
 - iii. **Plans by:** GS Development Corp
 - iv. **Issues:** Need LLC owners names, environmental review, engineering issues. Building façade, historic sidewalks, street trees, GFA issues, dormer,
 - v. **Motion:** Motion to approve. Harry. 2nd: Chris: 3-0
 - vi. **Status:** All docs digital.
 - vii. **Discussion:** Carports. 4 bed, 3.5 bath, 2 parking, allowable 2337, building 2190. Front facing doors, front patios. 50% solar. King palms in front.
 - b. **Project Name** –3985 Honeycutt, Project 453635, **Description** – CDP to demo SFD located at 3985 Honeycutt St and construct two, 2,010 sf, 3-story SFR with carports. The 0.161-acre site is located within the Coastal Overlay Zone (Non-Appealable) zone RM-1-1.
 - i. **Project Manager:** Tim Daly 619.446.5356 tpdaly@sandiego.gov
 - ii. **Applicant:** Ramon Moscoso, **Owner:** Dal Management Inc.
 - iii. **Plans by:** San Diego Land Surveying and Engineering, Inc
 - iv. **Issues:** Storage, refuse location, dormer encroachment, engineering issues,
 - v. **Motion:** Chris: Motion. 2nd Harry. 3-0
 - vi. **Status:** *Assessment letter received 2/19/16.*
 - vii. **Discussion:** Modern design. Will put storage under 1st floor stairs.
 - c. **Project Name** – 804 Beryl St., PTS 444380, **Description** – Process 3 Map Waiver and Coastal Development Permit to convert two detached dwelling units (under construction/remodel) and waive the requirements to file a tentative map. The 0.14-acre site is located at 804 Beryl Street / 4915 Mission Boulevard, in the RM-1-1 and the Coastal Overlay (Non-Appealable) Zones of the Pacific Beach Community Plan Area.
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant:** Robert Bateman, **Owner:** Steelbolt Properties – Kelly Michael Kramer
 - iii. **Plans by:**
 - iv. **Issues:** Landscape revisions, Building Conditions Report needed. Electrical, engineering, map check, structural, housing commission, transportation, water & sewer issues outstanding. Refuse storage location.
 - v. **Motion:** 1st: Harry. 2nd Chris: 3-0 approved.
 - vi. **Status:** Assessment letter from 2/12/16.
 - vii. **Discussion:** Needs permit to convert to condos.

- d. **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 3 story residences on 2 - 3125 sq ft lots zoned RM-1-1 at 942 - 944 Law St.
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov, (619) 446-5271
 - ii. **Applicant: Dan Linn, Owner:** D & D Law Street Partners
 - iii. **Plans by:** Dan Linn
 - iv. **Issues:** Minor issues outstanding: Remove current walkway
 - v. **Motion:** 1st: Harry, 2nd: Chris: Approved 3-0
 - vi. **Status:** Received plans 8/1/2015. Received final assessment letter and cycle issues dated 12/22/15. Exempt from CEQA.
 - vii. **Discussion:** Set for solar, but not installed. Front facing door.
- e. **Project Name** – Rodeway Inn – Fairfield Marriott, **Description** – Hotel rehab at 4345 Mission Bay Dr, San Diego, CA 92109
 - i. **Project Manager:**
 - ii. **Applicant:, Owner:** Nilesh Patel
 - iii. **Status:** Preliminary meeting to discuss what PB wants in the design of this hotel.
 - iv. **Discussion:** Potentially remove driveway access from Mission Bay Dr.

4. (Time Permitting) Update on Community Planning Projects

- a. **Balboa Avenue Station Area Specific Plan (City of San Diego) - Henish**
- b. **ReWild, a.k.a. Mission Bay Wetland Feasibility Study (San Diego Audubon Society)**
- c. **PB Middle School / YMCA Joint occupancy - conceptual design and feasibility study (SDUSD) - Open**
- d. **PB to Mid-Coast/Balboa Advanced Planning Study (SANDAG) - Olson**
- e. **Barnard Elementary / Joint Use – proposal evaluation (SDUSD) - Open**
- f. **De Anza Special Study Area (City of San Diego) - Olson**
- 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 (Open)**

5. Pending Projects for future review – (Information only)

- a. **Project Name** –, **Description** – 875 Garnet
 - i. **Project Manager:**
 - ii. **Applicant:** Jim Alcorn, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Haven't received any documents yet. Requested postponement for potentially April 2016
- b. **Project Name** – Jefferson Pacific Beach a.k.a. Guy Hill Cadillac #327976, **Description** – Process 3 CDP to demolish 36,000 sq ft retail space and construct 3 stories of residential units (58.08 density) over ground floor retail and underground parking totaling 144,049 sq ft on a 4.83 acre (128.255sq ft) site zone CC-4-2. It contains 172 residential units (including 14 affordable), 19,000 sq ft retail and 144,049 sq ft parking. The building total sq ft = 374,382 and located at 4275 Mission Bay Drive

- i. **Project Manager:** Morris Dye
 - ii. **Applicant:** Justin Craig, JPI , **Owner:** Steven Hill & Mission Bay Properties LLC ?
 - iii. **Plans by:** Carrierjohnson + Culture
 - iv. **Motion:**
 - v. **Status:** Justin Craig requested PBPG possible review at March 2016 subcommittee meeting. Chris provided applicant with all submittal requirements. Chris requested cycle issues / assessment on 12/14/2015 from Morris Dye.
- c. **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. 11/10/2015 sent request for update to S. Teasley and it was resubmitted in October 2015. Review due November/December.
- d. **Project Name** – 1141 Felspar Townhomes CDP TM, Project: 466647 **Description** –
 - i. **Project Manager:** Jeff Robles
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- e. **Project Name** –Hench Residence CDP Project 471580, **Description** –
 - i. **Project Manager:** Paul Godwin
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- f. **Project Name** – ECO Block Apartments Project 469599, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- g. **Project Name** – Opal Street Residence, Project 469705, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- h. **Project Name** – Oliver Ave Residences CDP Project 347782, **Description** –
 - i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**

- iv. **Motion:**
- v. **Status:**
- i. **Project Name – Sprint Rose Creek Project 430519, Description –**
 - i. **Project Manager:** Simon Tse
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- j. **Project Name – Kramer Remodel MW Project 444380, Description –**
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- k. **Project Name – T-Mobile San Carlos Rec CUP, Project 462728, Description –**
 - i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- l. **Project Name – Ingraham & Felspar – CDP, NDP, Project 452900, Description –**
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- m. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- n. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- o.
- p.

6. Adjournment

7. Next Meeting February 18, 2016 (check PBPG website for updates)

RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY (DRAFT 3/23/2016)

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.

Project Name:	Date:
Location:	
Type:	Size:

ECODISTRICT PERFORMANCE AREAS

	Measure	Source	Y	N	N/A	Need Info
Appropriate Development	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:						

Health and Well Being	*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:						

PB Iden	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		(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:						

Access and Mobility	*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:						

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 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	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Programmed lighting	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Incorporate building insulation and air seals	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install LED Lights	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install renewable energy source	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Utilize passive energy technologies	bPB	<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:						

Water	*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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	H SS 2.4				
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 per LEED H WE 2.1 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:					

Habitat & Ecosystem	*Erosion Control During Construction (Protect topsoil, stockpiles, and slopes from erosion, divert slope drainage with swales, use straw waddles 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:						

Materials Management	Use non-toxic pest control per LEED H SS-5 , particularly termite control	LEED H SS 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Implement material efficient framing per LEED H MR 1	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 projects seek 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 or visit PBPG website <http://www.pbplanning.org/subcommittees/commercial-residential-mixed-use-subcommittee/>