

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, May 19, 2016 – 5:00PM
PB Library Community Room
Agenda (updated 5/16/2016)

1. **Welcome / Introductions** – Harry, Brian Curry, Chris Olsen, Don Gross, Karl Rand, Kristen Victor
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
 - a. Don Gross – wants the word “redevelopment” on the subcommittee name. May help get money for PB. Lots of money being misappropriated.
 - b. Chris – “How to make PB the best bike and walking community.” Event at Sunday 1PM, really awesome. Education series at Library with Beautiful PB. Topic: How to make PB the best biking and walking community. Panel discussion. People from city, biking experts.
 - c. Brian – Treat everyone respectfully.
 - d. Jim Krokee – Free tangerines
3. **Projects for review (Action items) –**
 - a. **Project Name** –Hench Residence CDP Project 471580, **Description** – Coastal Development Permit to demolish an existing single-family residence and construct a new two-story residence with detached two-car garage, including a habitable accessory unit over the garage, totaling 3,617 square feet. The 0.14-acre site is located within the Coastal Overlay zone (Non-Appealable) at 1227 Diamond Street in the RS-1-7 Zone of the Pacific Beach Community Plan area within Council District 2. 3 bed, 3.5 baths.
 - i. **Project Manager:** Paul Godwin
 - ii. **Applicant:** Bill Currier, **Owner:** Jim Hench
 - iii. **Plans by:** Bill Currier
 - iv. **Motion:** Motion to approve contingent on cycle issues cleared, and eco district checklist completed prior to general meeting (Jim 1st, Karl 2nd). Approved 2-0
 - v. **Status:** Most issues outstanding.
 - vi. **Issues:** no eco district checklist
 - b. **Project Name** – Opal Street Residence, Project 469705, **Description** – A Coastal Development Permit to demolish an existing single dwelling unit and construct two 2,948 square-foot single dwelling units on two contiguous lots. The 0.15-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 936 Opal Street within the RM-1-1 zone of the Pacific Beach Community Plan area.
 - i. **Project Manager:** Jeff Robles
 - ii. **Applicant:** Dan Linn, **Owner:** Upward Trend LLC
 - iii. **Plans by:** Dan Linn
 - iv. **Motion:** Jim K: Motion to approve. Karl 2nd. Approved 2-0
 - v. **Status:** No assessment letter or cycle issues received.
 - vi. **Issues:**
 1. Jim is upset about all the construction on Opal. Non-stop demo of old houses and building long skinneys.
 2. Kristen V: Wants gray water systems. Likes that design checklist was completed.
 3. Street light? Not necessary since mapping is not being done.
 4. Brian Curry: Colors will be different. Dan will bring colors to the committee.

- c. **Project Name** – 1141 Felspar Townhomes CDP TM, Project: 466647 **Description** –
 - i. **Project Manager:** Jeff Robles
 - ii. **Applicant:** Maggie Roland, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** no documents received. **No Show.**

- d. **Project Name** – ECO Blok Apartments Project 469599, **Description** – Scope of Work: Pacific Beach SAP No. 24006461 (Process 2) Coastal Development Permit to rescind CUP #89-1159 and CUP #444 for existing residential care units consisting of four, 2-story residential buildings, two 2-story group homes and a 1-story multi-purpose building for a total of 39,320 s.f. of floor area to allow for market rate apartment units within structures to remain and for the addition of 48 new parking stalls on the western side of the project site.
 - i. **Project Manager:** John Fisher
 - ii. **Applicant:** Stosh Thomas, **Owner:** Pathfinder
 - iii. **Plans by:** Stosh Thomas
 - iv. **Motion:** Henish: Motion to approve. Karl 2nd. Approved 2-0.
 - v. **Issues:** Density: Has 24 units, zoning only allows 14 units. Storm water issues. Unsecured bike rack (easy theft).
 - vi. **Comments:** Adding 48 parking. Hard copy assessment letter/cycle issues. Previously ARC building. Current owner wants to raise rents to market rate by amending CDP. Needs to add parking and other outside elements. Will have enclosed/secured bike storage. Removing laundry rooms and having in unit laundry.
 - 1. Brian Curry – take a look at the plumbing with new laundry in
 - 2. Kristen – Knows the owner and she’s extraordinarily disappointed. Was a home for handicapped adults and has had a positive influence. Doesn’t like green space gone and replaced with parking. Wants more EV parking and bike storage. Support multi-modal transportation.
 - 3. Karl: Create parking lifts?

- e. **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:** Henish: Motion to approve. Karl 2nd. Approved 2-0
 - v. **Status:** Traffic study complete and in file.
 - vi. **Comments:** Adding solar panels. Using Adaptive traffic signals (5 existing and one new at Rosewood). \$60k each, \$360k total, for lights going up to Garnet and Mission. Will improve traffic from 5-24% based on time.

vii. **Issues:**

1. Jim Krokee: Concerned with Signal at Rosewood. It affects everyone in PB. It's zoned commercial, it should stay commercial. It will create a problem for everyone in PB. More accidents and traffic problems. If an overpass isn't created, pedestrians will get killed.
2. PB Entry Signage/Art?
3. Traffic count with retail businesses?
4. Public parking? 58 for retail. Guest parking?
5. Proximity to restaurants/retail?
6. Don Gross: Wants pedestrian bridge on adjacent bridge by I-5 South.

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**

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:** 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.
- c. **Project Name –** Opal Street Residence, Project 469705, **Description –**
 - i. **Project Manager:**
 - ii. **Applicant:** Dan Linn, **Owner:**
 - iii. **Plans by:**

- iv. **Motion:**
- v. **Status:**
- d. **Project Name – Oliver Ave Residences CDP Project 347782, Description –**
 - i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- e. **Project Name – Sprint Rose Creek Project 430519, Description –**
 - i. **Project Manager:** Simon Tse
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- f. **Project Name – Kramer Remodel MW Project 444380, Description –**
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- g. **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:**
- h. **Project Name – Ingraham & Felspar – CDP, NDP, Project 452900, Description –**
 - i. **Project Manager:** Francisco Mendoza
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Inform Thom Hines (thmh@webhines.com) when on agenda
- i. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- j. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
- k.
- l.

6. Adjournment

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