

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Thursday, August 18, 2016 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 8/12/2016)*

1. **Welcome / Introductions**
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items) –**
  - a. **Project Name** – Grand Ave Townhomes Project 477022, **Description** – The demolishing of existing structures and for the subdivision and construction of two, 3-story residential condominiums totaling 7,150 square feet located at the corner of 1376 Grand Avenue and 4418 Gresham Street. The 0.142-acre-site is in the RM-2-5 zone, Coastal (Non-appealable) Overlay Zone within the Pacific Beach Community Plan Area, Council District
    - i. **Project Manager:** Gaetano Martedi
    - ii. **Applicant:** Dan Linn, **Owner:**
    - iii. **Plans by:** Dan Linn
    - iv. **Motion:**
    - v. **Status:** 8/2/16 Paper plans received and assessment letter digitally. Many outstanding issues.
  - b.
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** – 5122 Edgeworth Road Project 486903, **Description** –
    - i. **Project Manager:**
    - ii. **Applicant:** , **Owner:**
    - iii. **Plans by:**
    - iv. **Motion:**
    - v. **Issues:** Concerned neighbors: Katherine 978.905.0174, Lindsey 858.335.9172, Nancy 619.297.9911, Matt 858.527.2727
  - b. **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
- 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](mailto: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.
  - vi. **Status:** Many outstanding issues. Received paper files.
- d. **Project Name** – Opal Street Residence, Project 469705, **Description** –
  - i. **Project Manager:**
  - ii. **Applicant: Dan Linn, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- e. **Project Name** – Oliver Ave Residences CDP Project 347782, **Description** –
  - i. **Project Manager:** Sandra Teasley
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- f. **Project Name** – Sprint Rose Creek Project 430519, **Description** –
  - i. **Project Manager:** Simon Tse
  - 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](mailto:thmh@webhines.com)) when on agenda
- i. **Project Name** – 5122 Edgeworth Road Project 486903, **Description** –

- i. **Project Manager:**
- ii. **Applicant: , Owner:**
- iii. **Plans by:**
- iv. **Motion:**
- v. **Issues:** Concerned neighbors: Katherine 978.905.0174, Lindsey 858.335.9172, Nancy 619.297.9911, Matt 858.527.2727

j. **Project Name – Haines Street Townhomes, Project 446317, Description –**

- i. **Project Manager:**
- ii. **Applicant: , Owner:**
- iii. **Plans by:**
- iv. **Motion:**
- v. **Status:** Received assessment letter digitally and paper plans.

k. **Project Name – Thomas Ave – CDP, Project 496888 , Description –** Demo two existing SFR and two detached garages and construct two new residential single dwelling units with two new detached garages for a total of 5,412 SF. The 0.14 acre site zoned RM 1-1 and located on adjacent lots at 1356 Thomas Ave.

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

l. **Project Name – , Description –**

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

m.

n.

**6. Adjournment**

**7. Next Meeting September 15, 2016 (check PBPG website for updates)**