

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, August 18, 2016 – 5:00PM
PB Library Community Room
Agenda (updated 8/25/2016)

1. **Welcome / Introductions:** Karl Rand, Brian Curry, Jason Legros, Henish Pulickal, Joe Wilding, Ben Ryan, Don Gross, Dan Linn
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
 - a. **Don Gross**
 - i. **Vector** – West Nile Virus in PB.
 - ii. Need to get infrastructure money from city
 - b. Jason – STVR concerns.
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:** Upward Trend
 - iii. **Plans by:** Dan Linn
 - iv. **Motion:** Motion to approve with landscaping changed to drought tolerant throughout and man doors from garage and modification to the roof line at the 2nd floor on the SE corner. 3-0.
 - v. **Status:** 8/2/16 Paper plans received and assessment letter digitally. Many outstanding issues.
 - vi. **Issues:** BC: Prefers drought tolerant landscaping instead of grass and other plants. Wants better access from garage to units. JW: Doesn't like change. "Which condo conversion made PB a bad place to live?"
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, (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) 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)