

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Thursday, September 15, 2016 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 9/19/2016)*

1. **Welcome / Introductions** – Sharon Wampler, Jason Legros, Brian Curry, Henish Pulickal, Bruce Beach, Mary Carlson, Dena Boylan, Karl Rand, Chris Olsen, Ben Ryan
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
  - a.
3. **Projects for review (Action items) –**
  - a. **Project Name** – Rutgers Road Street Vacation Assessment Letter; Project Number 496760; **Description** – A street vacation and slope easement vacation in portions of Lots 37 through 40, Block 9 of Map 930 and a portion of Lot 37, Block 9 of Map 928. The site is located in an unimproved portion of Rutgers Road, on the northeast corner of the intersection of Cass Street and Van Nuys Street. The site is in the RS-1-7 zone and Coastal Height Limitation Overlay Zone within the La Jolla and Pacific Beach Community Plans areas.
  - b. **Project Manager:** Dena T. Boylan, Assistant Real Estate Manager
  - c. **Applicant:** City of San Diego, **Owner:** City of San Diego
  - d. **Plans by:** City
  - e. **Motion:** Jason: Motion to approve the vacation. 2<sup>nd</sup> Karl. Approved 2-0.
  - f. **Discussion:** 5,600 sq ft lot.
    - i. PROW? – Make sure there’s room for a sidewalk.
    - ii. Nothing will happen with Cass St. Alley Access remains.
4. **Review [Climate Action Plan Consistency Checklist](#)**
  - a. The city has created a new checklist to provide a streamlined review process for proposed new development projects that are subject to discretionary review. The Pacific Beach EcoDistrict checklist served as a rough template for this new checklist. Let’s review the documents and discuss the process for future project review.
  - b. Which parts of the new checklist overlap with the PB EcoDistrict checklist? Reduce the EcoDistrict to supplement the CAP checklist. Chris Olsen will help review to reduce redundancy.
  - c. Another option is to continue using the checklist.
5. **(Time Permitting) Update on Community Planning Projects**
  - a. **Balboa Avenue Station Area Specific Plan (City of San Diego) – Henish**
    - i. BC: Why can’t we change zoning? Needs to have market based decisions to help develop that area more effectively.
  - 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**
    - i. Ask Michael Prinz about this.
  - 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)

**6. 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) 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.

**7. Adjournment**

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