

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Thursday, October 20, 2016 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 10/13/2016)*

1. **Welcome / Introductions**
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items) –**
  - a. **Project Name** –Thomas Ave Condo Conversion 462728, **Description** – Coastal Development Permit & Tentative Map Waiver to convert an existing four unit residential apartment building to condominiums on a 0.14 acre site. The property is located at 1231 Thomas Ave in the RM 1-1 zone of the Pacific Beach Community Plan Area, Coastal Overlay (Non-Appealable) within Council District 1.
    - i. **Project Manager:** Jeff Robles
    - ii. **Applicant:** MaryAnn Huybers, **Owner:** CT Dream Realty
    - iii. **Plans by:** Accurate Land Survey
    - iv. **Motion:**
    - v. **Status:** Most issues cleared.
4. **Projects for review (Information only) –**
  - a. **Project Name** –Paseo Mews Townhomes Lofts & Shops, **Description** – 875 Garnet
    - i. **Project Manager:**
    - ii. **Applicant:** Jim Alcorn, **Owner:**
    - iii. **Plans by:**
    - iv. **Motion:**
    - v. **Status:** Preliminary review. Cycle issues not cleared. Applicant wants community feedback.
5. **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.
6. **(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)**
7. **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:** 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@san Diego.gov](mailto:STeasley@san Diego.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.
  
- 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** – T-Mobile San Carlos Rec CUP, Project 462728, **Description** –
  - i. **Project Manager:** Sandra Teasley
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
  
- g. **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
- h. **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
- i. **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.
- j. **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. 9/21/16 – Most issues outstanding.
- k. **Project Name – Wilbur Avenue Homes CDP, Description –** Process 2 CDP to demo SFR and construct 2 SFRs on 2 legal 3,125 sf lots. Each home will be 2,340 sf with a 397 sf detached carport, located at 867 & 871 Wilbur Ave in the RM 1-1 zone in PB Community Plan, Coastal Overlay Zone (Non-App Area 2), Coastal Height Lim Overlay Zone and CD 2.
  - i. **Project Manager:** Karen Bucey
  - ii. **Applicant:** Rebecca Marquez, **Owner:** Ben Ryan
  - iii. **Plans by:** Golba Architecture, Inc
  - iv. **Motion:**
  - v. **Status:** Paper plans Received
- l. **Project Name – , Description –**
  - i. **Project Manager:**
  - ii. **Applicant: , Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
- m. **Project Name – , Description –**
  - i. **Project Manager:**
  - ii. **Applicant: , Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**

n.

8. Adjournment

9. Next Meeting November 17, 2016 (check PBPG website for updates)