

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, November 17, 2016 – 5:00PM
PB Library Community Room
Agenda (updated 11/18/2016)

1. **Welcome / Introductions:** Henish, Chris Olsen, Don Gross, Jason Legros, Brian Curry, Laurie Carlock, Tim Golba, Karl Rand
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
 - a. Tim Golba: City is updating their sustainable expedite program. Might only apply to commercial 10+ units. Not to SFR. Jeff Peterson is in charge.
 - b. Don Gross: JPI project. Parking for 300 cars. Freeway may collapse when digging out parking?
3. **Projects for review (Action items) –**
 - a. **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:** Henish: Motion to approve plan as presented. Karl 2nd. 2-0-1. Jason abstains (needs to think about it)
 - v. **Status:** Paper plans Received. Assessment letter, CAP checklist and EcoDistrict Checklist received.
 - vi. **Issues:** Water quality study, new water/existing lateral used? Some planning issues: refuse/recycle/storage areas.
 - vii. **Discussion:** 10-12 Solar panels on roof. No turf. Can't close in carport. Refuse/recycle will be next to carports.
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. The PB EcoDistrict checklist has been updated to reduce redundancy.
 - b. Discussion: Chris: Use both CAP and eco-district checklist
5. Adjourn: 5:36
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@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.

- 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** – 3954 Lamont Street for a Conditional use Permit (Change) PTS# 483120
Description –
 - i. **Project Manager:**
 - ii. **Applicant:** Jose Martinez, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Received digital plans. Nothing else. May present January 2017.
- l. **Project Name** – Lyon’s Den DCP, **Description** – Demo 2 homes, build 4 unit apt. at 1828-1830 Grand Ave. 499741
 - i. **Project Manager:** John Fisher
 - ii. **Applicant:** Francisco Godinez, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- m. **Project Name** – Emerald CDP 513720 , **Description** – convert garage to companion unit, build new carport and guest quarters above.
 - i. **Project Manager:** Sandra Teasley

- ii. **Applicant:** Aaron Borja, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- n. **Project Name** – Law Street CDP 515279, **Description** – Demo 2 houses, construct 2 new houses.
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- o. **Project Name** – Edgeworth TM/SDP 486903, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- p. **Project Name** – , **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- q. **Project Name** – , **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- r.

8. Adjournment

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