

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, December 15 2016 – 5:00PM
PB Library Community Room
Agenda (updated 12/16/2016)

1. **Welcome / Introductions:** 5:02PM. Brian Curry, Kristen Victor, Jake Hunter, Ben Ryan, Allison Rolf Collaborative Land Use, Tommy Edmunds Silvergate, Tim Golba, Neil Hadley Landlab, Jason Legros
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Information items) –**
 - a. **Project Name – ARC Redevelopment Description –**
 - i. **Project Manager:**
 - ii. **Applicant:** Tim Golba **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Prelim review of project. No action needed.
 - vi. **Discussion:** Planning to do SFR based on underlying lots. Alley is already improved to 20ft. Which means smaller lots. 1,700 sf homes. 29 lots. Splitting end lots into 2 lots for 32 total homes/lots. 4 unique plans on interior and 2 additional plans for corner lots. Flip and mirror plans. A,B, C all 2 story. Plan A – attached, carport is attached. Family room up front and only a front yard. B: attached carport. No big backyards. D: 3 story, space for yard between house and carport. E: corner plan. 2 story. F: 3 story. Keeping most mature trees. Ganging sidewalks to front door together to keep bigger green spaces in front yard. 6 ft between houses. May request a deviation for some houses to have only a 15' setback from front sidewalk. Also wants a 2.5' deviation on some of the rear setbacks for the alley.
 - vii. **Questions:** Trying to go to coastal soon.
 - viii. **Kristen V:** wants more front yard orientation. Possible to close off street? *Not really. Maybe consider after the houses are built.*
 - ix. **Jason L:** parking – ensure carports stay carports.
 - x. May do a deed restriction to prevent STVR.
 - b. Burger King project – closed Dec 31, 2016. Will put up fencing to prevent graffiti. 16 unit 3 bed units. Lots of parking. Will have some public space on the corner with a plaza.
 - c. Adjourn 6:15PM.
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**

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:** 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:**

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6. Adjournment

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