

**Pacific Beach Community Planning Group**  
**Commercial/Resial/Mixed-Use Subcommittee**  
**Thursday, April 20, 2017 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 4/14/2017)*

1. **Welcome / Introductions**
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
3. **Projects for review (Action items) –**
  - a. **Project Name** – Paseo Mews 170214, **Description** – Mixed use phased development of 20 new residential townhomes/live work lofts and retail for a total of 46,256sf.
    - i. **Project Manager:** Renee Mezo
    - ii. **Applicant:** Jim Alcorn, **Owner:** 875 Garnet Associates, LLC
    - iii. **Plans by:** Jim Alcorn
    - iv. **Motion:**
    - v. **Status:** Assessment letter 4/3/17
    - vi. **Issues:** Alley access and width, parking, waste management plan, and water main size. **Many other uncleared issues.**
  - b. **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:** Jeff Robles
    - ii. **Applicant:** Dan Linn, **Owner:** Buildwise, Inc
    - iii. **Plans by:** Dan Linn
    - iv. **Motion:**
    - v. **Status:** Paper plans received. 9/21/16 – Most issues outstanding. **No updated Assessment letter**
  - c. **Project Name** – Law Street CDP 515279, **Description** – Demo 2 houses, construct 2 new houses at 1064 & 1068 Law St.
    - i. **Project Manager:**
    - ii. **Applicant:** Dan Linn, **Owner:** California Acquisitions LLC
    - iii. **Plans by:** Dan Linn
    - iv. **Motion:**
    - v. **Status:** Paper plans. **No updated Assessment letter**
  - d.
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** – Kramer 528826, **Description** – Demo 1 house on 6,250SF lot, split the lot and construct 2 new houses at 803 Law St.
- i. **Project Manager:**
  - ii. **Applicant:** Jennifer Bolyn, **Owner:** Steelbolt Properties, LLC
  - iii. **Plans by:** Eos Architecture
  - iv. **Motion:**
  - v. **Status:** No assessment letter.
  - vi. **Issues:** Only planning review cycle issues received, all issues outstanding
- b. **Project Name** – Fairfield Marriott Suites 530427, **Description** – Demolition of existing buildings, and construction of a 112 unit hotel of 70,922 square feet. The 1.26-acre site is located at 4345 Mission Bay Drive, in the CV-1-2 zone, within the Pacific Beach Community Plan Area, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Overlay Zone (non-appealable), and Coastal Parking Impact Overlay Zone within Council District 2.
- vii. **Project Manager:** Jeffrey Robles
  - viii. **Applicant:** Kim Clyde, **Owner:** Synergy Hotels
  - ix. **Plans by:** Architects CK
  - x. **Motion:**
  - xi. **Status:** Paper plans
- c. **Issues:** Traffic impact study, set backs, geology, landscaping, parking, water main, CAP issues, engineering, **Many other uncleared issues.** **Project Name** – 5122 Edgeworth Road Project 486903, **Description** – Tentative Map to subdivide one lot into two, and a Site Development Permit to remodel an existing single dwelling, add a companion unit, and construct one additional dwelling and companion unit located at 5122 Edgeworth Road. 0.97-acre site.
- xii. **Project Manager:** Mehrdad Firouzeh
  - xiii. **Applicant:** Mehrdad Firouzeh, **Owner:** Mehrdad Hemmati
  - xiv. **Plans by:** MSA & Associates
  - xv. **Motion:**
  - xvi. **Issues:**
    1. Concerned neighbors: communicated or left messages with all of them
    2. FAR, BMZ, Height, ADA compliance, Parking, Environmental, drainage, **Many other uncleared issues.**
- d. **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.
- xvii. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
  - xviii. **Applicant:** Corey Thomas, **Owner:** Justin La Frantz
  - xix. **Plans by:** Di Donato Associates
  - xx. **Motion:**
  - xxi. 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.

xxii. **Status:** Many outstanding issues. Received paper files.

e. **Project Name** – Opal Street Residence, Project 469705, **Description** –

xxiii. **Project Manager:**

xxiv. **Applicant:** Dan Linn, **Owner:**

xxv. **Plans by:**

xxvi. **Motion:**

xxvii. **Status:**

f. **Project Name** – Oliver Ave Residences CDP Project 347782, **Description** –

xxviii. **Project Manager:** Sandra Teasley

xxix. **Applicant:, Owner:**

xxx. **Plans by:**

xxxi. **Motion:**

xxxii. **Status:**

g. **Project Name** – Sprint Rose Creek Project 430519, **Description** –

xxxiii. **Project Manager:** Simon Tse

xxxiv. **Applicant:, Owner:**

xxxv. **Plans by:**

xxxvi. **Motion:**

xxxvii. **Status:**

h. **Project Name** – T-Mobile San Carlos Rec CUP, Project 462728, **Description** –

xxxviii. **Project Manager:** Sandra Teasley

xxxix. **Applicant:, Owner:**

xl. **Plans by:**

xli. **Motion:**

xlii. **Status:**

i. **Project Name** – Ingraham & Felspar – CDP, NDP, Project 452900, **Description** –

xlili. **Project Manager:** Francisco Mendoza

xliv. **Applicant: , Owner:**

xlv. **Plans by:**

xlvi. **Motion:**

xlvii. **Status:** Inform Thom Hines (thmh@webhines.com) when on agenda

j. **Project Name** – Haines Street Townhomes, Project 446317, **Description** –

xlviii. **Project Manager:**

xlix. **Applicant: , Owner:**

i. **Plans by:**

ii. **Motion:**

iii. **Status:** Received assessment letter digitally and paper plans.

k. **Project Name** – 3954 Lamont Street for a Conditional use Permit (Change) PTS# 483120

**Description** –

liii. **Project Manager:**

liv. **Applicant:** Jose Martinez, **Owner:**

lv. **Plans by:**

lvi. **Motion:**

lvii. **Status:** Received digital plans and paper plans. Nothing else. May present January 2017.

- I. **Project Name** – Lion’s Den DCP, **Description** – Demo 2 homes, build 4 unit apt. at 1828-1830 Grand Ave. 499741
  - lviii. **Project Manager:** John Fisher
  - lix. **Applicant:** Francisco Godinez, **Owner:**
  - lx. **Plans by:**
  - lxi. **Motion:**
  - lxii. **Status:** Paper plans. Updated assessment letter dated 12/7/16.
- m. **Project Name** – Emerald CDP 513720 , **Description** – convert garage to companion unit, build new carport and guest quarters above.
  - lxiii. **Project Manager:** Sandra Teasley
  - lxiv. **Applicant:** Aaron Borja, **Owner:**
  - lxv. **Plans by:**
  - lxvi. **Motion:**
  - lxvii. **Status:** Paper plans. Assessment letter 11/28/16. Many outstanding cycle issues
- n. **Project Name** – Grand Ave Townhomes, **Description** – 477022
  - lxviii. **Project Manager:**
  - lxix. **Applicant:** , **Owner:**
  - lxx. **Plans by:**
  - lxxi. **Motion:**
  - lxxii. **Status:** Received paper plans and cycle issues (many outstanding)
- o. **Project Name** – 4655 Santa Monica, 521097, **Description** – Single Family Dwelling
  - lxxiii. **Project Manager:**
  - lxxiv. **Applicant:** , **Owner:**
  - lxxv. **Plans by:**
  - lxxvi. **Motion:**
  - lxxvii. **Status:** Received paper plans
- p. **Project Name** – Costa Rivera 519207, **Description** –
  - lxxviii. **Project Manager:**
  - lxxix. **Applicant:** , **Owner:**
  - lxxx. **Plans by:**
  - lxxxi. **Motion:**
  - lxxxii. **Status:** Paper Plans and digital assessment letter
- q. **Project Name** – ECO Block 530518, **Description** –
  - lxxxiii. **Project Manager:**
  - lxxxiv. **Applicant:** , **Owner:**
  - lxxxv. **Plans by:**
  - lxxxvi. **Motion:**
  - lxxxvii. **Status:** Paper assessment letter
- r. **Project Name** – Wilbur Ave Homes 532670, **Description** –
  - lxxxviii. **Project Manager:**
  - lxxxix. **Applicant:** , **Owner:**
  - xc. **Plans by:**
  - xc. **Motion:**
  - xcii. **Status:** Paper Plan
- s. **Project Name** – , **Description** –
  - xciii. **Project Manager:**
  - xciv. **Applicant:** , **Owner:**

- xcv. **Plans by:**
- xcvi. **Motion:**
- xcvii. **Status:**
- xcviii. **Issues:**

t.

**6. Adjournment**

**7. Next Meeting April 20, 2017 (check PBPG website for updates)**