

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, April 20, 2017 – 5:00PM
PB Library Community Room
Minutes of Meeting

1. Welcome / Introductions:

PBPG: Henish Pulickal, Karl Rand, Kristen Victor, Ben Ryan, Tony Franco;

Presenters: Jim Alcorn, Jim Neri, Dan Linn;

Residents: Don Gross, Max Curher, Pat Nemes, Keith Robinson, Andrew Greer

2. Non Agenda Public Comment – (Information Only, non-debatable)

Don Gross: Remodel exclusion is a problem; West Nile virus spraying on Friday.

3. Projects for review (Action items) –

a. 524566 Paseo Mews - 875 Garnet Avenue

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. **Status:** Assessment Letter 4/3/17; Parking issue pending

v. **Issues/Discussion:** Low FAR (1.0) due to parking needs; retail on street, townhomes off alley; 3 Requested variances = (1) Parking (negotiating with city); (2) Residential unit above retail, with elevator for ADA; (3) Curb cuts filled -- Two on Garnet; One on Hornblend; canopy of shoestring acacias in alley.

vi. **Motion:** Ryan; 2nd Rand; **Recommend Approval 4-0-1 (Franco abstains/exits)**

b. 496888 1356 Thomas Ave – CDP,

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:** Karen Bucey

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

iii. **Plans by:** Dan Linn

iv. **Status:** Paper plans received. 9/21/16; no outstanding issues with the city

v. **Issues/Discussion:** 25 foot lots; no variances requested; owner is ironworker who will do decorative railings. Curb cut eliminated.

vi. **Motion:** Rand; 2nd Pulickal; **Recommend Approval 4-0**

c. 515279 Law Street CDP 515279,

Description – Demo two existing SFR and construct two new residential single dwelling units with two new detached garages for a total of 5,412 SF

i. **Project Manager:** Karen Bucey

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

iii. **Plans by:** Dan Linn

iv. **Status:** No outstanding issues with the city.

v. **Issues/Discussion:** 25 foot lots; no variances requested; Curb cut eliminated.

vi. **Motion:** Pulickal; 2nd Rand; **Approved 4-0**

4. Adjournment

5. Next Meeting May 18, 2017 (check PBPG website for updates)