

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Monday, May 22, 2017 – 5:00PM
PB Library Community Room
Agenda

1. **Welcome / Introductions**
2. **Non Agenda Public Comment – (Information only, non-debatable)**
3. **Projects for review (Action items)**
 - a. **486903 - 5122 Edgeworth Road Project**

Description – Subdivide one lot into two; remodel existing single dwelling; add a companion unit; and construct one additional dwelling on a 0.97-acre site.

 - i. **Applicant:** Mehrdad Hemmati, **Owner:** Fahrzin Hemmati
 - ii. **Plans by:** MSA & Associates
 - iii. **City Project Manager:** Francisco Mendoza
 - iv. **Status:** Second Review complete;
 - v. **Issues:** Neighbors’ objections; FAR; BMZ; Height, ADA compliance; parking; environmental issues.
 - b. **532670 – Wilbur Ave Homes (730 & 732) Condo Conversion**

Description – Conversion of two existing residential units to condominiums

 - i. **Applicant:** Robert Bateman **Owner:** SDPB Holdings LLC
 - ii. **Plans by:** SD Land Surveying and Engineering
 - iii. **City Project Manager:** Firouzeh Tirandazi
 - iv. **Status:** Initial Assessment Letter March 9, 2017
 - v. **Issues:** No major issues
4. **American Lung Association of California Presentation on proposed policy to restrict number of permits for Hookah Lounges under California Tobacco Control Program.**

Presenters: Debra Kelley and Brianna Roepke
5. **(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)**
6. **Adjournment. Next Meeting June 15, 2017 (check PBPG website for updates)**