

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

1. **Welcome / Introductions – Members Present:** Ben Ryan, Jason Legros, Steve Pruett, Chris Olsen, R.J. Kunysz, Henish Pulickal, Karl Rand (Chair);
Presenters: Ms. Roepke and Ms Kelley (American Lung Assn), Mr. Hemmati, Mr. Bateman
Public Attendees: 11 on Sign In Sheet

 2. **Non Agenda Public Comment – (Information only, non-debatable)**
 - Public #13:** Remodels exception to review is a problem
 - Public #11:** Traffic issues need greater emphasis
 - Public #10:** Sobriety centers concentration in her residential area is a problem

 3. **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
Not an action item; seeking public feedback on the issue

 4. **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; ready for PBPG review
 - v. **Issues:** Neighbors’ objections; FAR; height, parking; environmental issues
 - vi. **Discussion:**
 - Public #5** – Disproportionate size for usable lot; most of 1 acre is not usable; CC+R restrict to one lot, not two
 - Public #6** - Style and size will stick out visually like a battleship
 - Public #10** – Water runoff problem, size
 - Public #11** - Easement issue, size
 - Public #8** - Erosion concerns; size and balcony privacy issue
 - Public #15** – Setback from sidewalk, size
 - Public #14** - Realtor information inconsistency at sale years ago
- Motion to Approve: 1st Pruett; 2nd Ryan**
Vote: 4-0-2; Abstentions: Kunyze (CCR issue) Rand (Chair)
Not Present: Pulickal

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
- vi. **Discussion:** No major issues
- vii. **Motion to approve:** 1st Legros; 2nd Pruett
- viii. **Vote** 5-0-1 Abstention: Rand (Chair); Not present Pulickal

5. **Adjournment. 7:15 pm. Next Meeting TBA (check PBPG website for updates)**