

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

1. **Welcome / Introductions – Members Present:** Ben Ryan, Jason Legros, Kristen Victor, Chris Olsen, Ed Gallagher, Steve Pruet, Karl Rand (Chair).
Presenters: Andrew Greer, Keith Robinson, Tim Golba, Francisco Godinez
Public Attendees: 6 on Sign In Sheet

2. **Non Agenda Public Comment – (Information only, non-debatable)**
Don Gross: Expect traffic problems at Guy Hill project site
Chris Olsen: De Anza meeting next week at MBHS; parks update

3. **Projects for review (Action items)**
 - a. **534245 – Gorden Res. Companion Unit – 1128 Missouri Street**
Description –Garage addition to existing detached garage and new companion unit above for a total of 947 sq. ft. of new construction with decks on 2nd floor and roof.
 - i. **Applicant:** Tri Huynh, **Owner:** Gorden
 - ii. **Plans by:** Tri Huynh
 - iii. **City Project Manager:** Firouzeh Tirandazi
 - iv. **Status:** Initial Review complete;
 - v. **Issues:** No apparent issues.
 - vi. **Action:** Prior to the meeting, the applicant requested postponement of CRMS review to the July meeting.

 - b. **519207 – Costa Riviera - 4032 Riviera Drive**
Description – Demolition of existing single family home and subdivision of lot into three lots and construction of 3 single family three story homes, each with a two car garage.
 - i. **Applicant:** Andrew Greer **Owner:** Thomas Stafford Investments
 - ii. **Plans by:** Andrew Greer
 - iii. **City Project Manager:** Firouzeh Tirandazi
 - iv. **Status:** Second Review completed - Letter May 8, 2017
 - v. **Issues:** No apparent issues
 - vi. **Discussion:** Olsen suggests considering permeable pavement
 - vii. **Motion to Approve:** 1st Pruet; 2nd Legros
 - viii. **Vote:** 7-0 to approve

 - c. **499741 – Lion’s Den – 1828-1830 Grand Avenue**
Description – Demolition of two existing residences and construction of a four unit apartment building with 3 stories and 6322 square feet.
 - i. **Applicant:** Francisco Godinez **Owner:**
 - ii. **Plans by:** Specialties Designs
 - iii. **City Project Manager:** Jeff Peterson
 - iv. **Status:** Second Review completed - Letter May 2, 2017
 - v. **Issues:** No apparent issues

- vi. **Discussion:** Olsen, Victor, Gallagher oppose grass lawn and see water retention issues; Olsen sees too many unresolved landscape and other issues at city level review at this time.
- vii. **Motion to Continue:** 1st Olsen; 2nd Gallagher
- viii. **Vote:** 7-0 to approve motion to continue.

d. 530514 EKO Blok -- 3937 to 3977 Shasta Ave (between Fouruna and Roosevelt Aves)

Description – Demolition of three existing buildings and construction of 30 new detached residential units.

- i. **Applicant:** Tim Golba **Owner:**
- ii. **Plans by:** Tim Golba
- iii. **City Project Manager:** Jeff Peterson
- iv. **Status:** Second Review completed - Letter May 8, 2017
- v. **Issues:** Variances requested
- vi. **Discussion:** Olsen sees lack of creativity and wants transformational project; Victor has housing availability concerns; Don Gross is concerned with adding 90 new residents; Flavia Pernicetti has traffic and parking concerns.
- vii. **Motion to Approve:** 1st Ryan; 2nd Rand
- viii. **Vote:** 5-1-1 to approve. No: Olsen; Abstain: Victor (conflict)

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. **De Anza Special Study Area (City of San Diego) - Olson**
- f. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG) - Olson**
- g. **Rose Creek Bikeway (SANDAG) and Pedestrian Bridge (SD County Bicycle Coalition)**
- h. **City of SD Climate Action Plan implementation in PB**
- i. **ARC property development (Open)**

5. Adjournment. Next Meeting July 20, 2017 (check PBPG website for updates)