



# Pacific Beach Planning Group

Commercial / Residential / Mixed Use Subcommittee ("CRMS")

<http://www.pbplanning.org/subcommittees/commercial-residential-mixed-use-subcommittee/>

**Tuesday, January 16, 2018 – 5:30PM**

**PB Library Community Room**

*Agenda*

- 1. Welcome by Chair Karl Rand / Introductions**
- 2. Non Agenda Public Comment – (Information only, non-debatable)**
- 3. Incentive Based Zoning Proposal for Coastal Development (Action Item)**

Citizens for Responsible Coastal Development (CRCD) requests PBPG to send a letter to the City Council in support of their Incentive Based Zoning Proposal for Coastal Development. CRCD will explain their proposal, which would redefine the term "remodel" to increase the scope of projects subject to planning group review, and would also redefine "Gross Floor Area" to include certain open structure spaces (e.g., carports, balconies) that add to bulk and could be easily converted to closed spaces in the future.

- 4. Balboa Avenue Station Area Specific Plan (Action Item)**

Review the plan as presented by the City on December 14, 2017, and draft a letter to the City with proposed PBPG comments and recommendations for the full board's consideration. (Olson)

- 5. Projects for review (Action item)**

- a. **580911 – Felspar Condos**

**Description:** Tentative map waiver for the creation of two residential condominium units currently under construction at 2112 and 2114 Felspar Street.

- i. **Applicant:** Karla Ramos **Owner:** FLPFS LLC
- ii. **Plans by:** Ballerno Design Associates.
- iii. **City Project Manager:** Sara Hatinen
- iv. **Status:** Cycle 2
- v. **Issues:** No apparent issues.

- 6. (Time Permitting) Update on Community Planning Projects**

- a. Short Term Vacation Rentals Issue - Rand
- b. De Anza Special Study Area (City of San Diego) - Olson
- c. Pacific Beach Greenways, Parks and Transit Plan (City of San Diego - SANDAG) – Olson

- 7. Adjournment. Next Meeting is scheduled for Thursday, February 22, 2018 (check PBPG website for agenda)**