



Pacific Beach Planning Group

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

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

Thursday, February 22, 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. **Projects for review (Action items)**
 - a. **#586819: 3737 & 3739 Haines Street**

Description: Demolition of existing residence and construction of two new 1874 square feet 3 story (4 bedroom, 2.5 bath) detached single family residences with detached carports on a 0.11 acre site of two lots.

 - i. **Applicant:** Deborah Shewaga **Owner:** Tourmaline Properties, Inc.
 - ii. **Plans by:** Ideal Design Systems, Inc.
 - iii. **City Project Manager:** Tim Daly
 - iv. **Status:** Cycle 4
 - v. **Issues:** No apparent issues.
 - b. **#585050: 3847 to 3859 Sequoia**

Description: Construction of five (5) 1875 square foot two story (3 bedroom, 3 bath) residences with roof decks, each with an attached two car carport. The total site area is 0.29 acre.

 - i. **Applicant:** Gary Taylor **Owner:** Bruce Kleege
 - ii. **Plans by:** Gary Taylor & Associates.
 - iii. **City Project Manager:** Karen Bucey
 - iv. **Status:** Cycle 2
 - v. **Issues:** No apparent issues.
4. **Incentive Based Zoning Proposal for Coastal Development (Action Item)**

Citizens for Responsible Coastal Development (CRCD) requests PBPG to send a letter to City Councilmembers Zapf and Bry, requesting them to urge City officials to work with each other to explore ways to improve the overall permitting process. (See Proposed Language Attached)
5. **(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
6. **Adjournment. Next Meeting is scheduled for Thursday, March 22, 2018 (check PBPG website for agenda)**

Attachment for Item 4

Proposed Language for Letter to City Councilmembers Zapf and Bry

To: Councilmembers Zapf and Bry

The Pacific Beach Planning Group (“PBPG”) believes problems exist with the City’s current Permit Approval Process in the coastal zone. One significant problem involves the recurring abuse of the “50% rule” that allows some projects to avoid appropriate levels of review by mischaracterizing those project as Process 1 “remodels” rather than as new construction.

At PBPG’s regular meetings on January 24, 2018 and February 28, 2018, we heard presentations by Citizens for Responsible Coastal Development (“CRCD”) on their Incentive Based Zoning Proposal. While we neither endorse nor oppose the specifics of CRCD’s Proposal, we strongly support efforts to improve the Coastal Permit Approval Process. Accordingly, we request that you urge the appropriate City officials (Director of Land Use, Director of the Planning Department, Director of Development Services Department and the City Attorney) to work with each other to explore ways to fix these problems and improve the overall permitting process.