



# Pacific Beach Planning Group

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

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

**Tuesday, September 18, 2018 – 6:00PM**  
**Pacific Beach Library Community Room**  
*Minutes*

## 1. Welcome by Chair Karl Rand / Introductions

6:05pm Call to order

### **Members present:**

Karl Rand

Steve Pruet

Carolyn Chase (taking Minutes)

Ben Ryan

Ed Gallagher arrives at 6:55pm

## 2. Non Agenda Public Comment – (Information only, non-debatable)

None

## 3. Projects for review (Action items)

### **ITEM: #606607: 3515 Riviera Drive - Nguyen Residence**

Demolition of one dwelling unit existing 2-bedroom house 936 sq ft and construction of one 4665 sq ft single family residence of 2-stories over a basement and 1459 sq ft of outdoor patios. Remodel existing garage into a carport. Zone is: RS 1-7 5,428 is lot size with a .59 FAR; (60 x 90 approx.) Re: car port: there is a requirement for 2 parking spaces and no requirement for an enclosed space (i.e. garage). Is putting in three spaces.

Applicant: Claude-Anthony Marengo Owner: Lynn Nguyen City PM: Derrick Johnson; So significant issues.

We reviewed the Eco-District Checklist; includes solar power; e-car chargers and other good features

MOTION CC/SP: To recommend approval of project to the PBPG Approved 4-0

6:38pm

### **ITEM: #609267: 3646 Crown Point Drive - Chow Companion Unit**

Enlarge existing garage by 139 sq ft and add a 471 sq ft 1-bdrm companion unit above. Add two new skylights in garage roof.

Applicant: Eric Buchanan Owner: Chow family City PM: Karen Bucey No sig City issues.

Existing 1345 sq ft 1-story single family in front and 2 car garage in the back.

Zone: RS1-7

Front yard set-back: 15 ft; existing side yard setback of 9ft and rear yard: 13ft.

Allowed to encroach in side yard setback. Going over an existing garage.  
Companion units < 500 sq ft don't require additional parking. (Units of > 500 sq ft and up to max of 1200 require one additional parking space.)

Reviewed Eco-District check-list: limited applicability; efficient lighting; tankless water heater included

MOTION CC/BR : To recommend approval to PBPG All in Favor 4-0

#### **4. Campland Presentation on De Anza Area Proposal (Information Item)**

PowerPoint presentation by Campland representatives.

6:48pm - Jacob Gelfand presenting. Family has been involved since the 70s;  
Grew up in PB.

Began operations in 1969 and leased from City and extended through 2022.  
More than 100K site-nights/year (most are families) Approx half are from San Diego. 80% or more return.

40 acres; small campsites and RVs with pop-outs have grown bigger.  
\$2.8 million in annual revenue to the City (rent and TOT tax); 150 jobs;  
"Affordable waterfront accommodations" for everything from tents to large RVs  
Live entertainment during the summer; year-round recreational fulfilling Park Master Plan and Coastal Act.

City's only campground with direct water access

\$1/each night stay goes to support local groups

6:56pm Turning to City's Planning process; working on the EIR

Ed Gallagher arrives at 6:55pm

They used to manage the entire De Anza Planning area including the golf course  
Golf course costs the City about \$1/year

City is studying a proposed alternative with some changes that haven't been provided to the public yet.

Proposal for camping site does not provide direct access to the shoreline.

Existing destroyed RV/home sites have all the needed infrastructure to be repurposed.

Campland submitted their own alternative;

City's plan would reduce 600 at Campland and 260 remaining at De Anza and  
City's proposal would reduce total to a max of 500 spaces. Acreage in City's plan is close to what they have today 40 acres.

About 120-150 current sites are deemed to be waterfront - including adjacent to Rose Creek,

Campland is proposing between 47-50 acres considered transient use not residential use (Campers have to move out for at least 24 hours after every 90 days of staying). They are proposing the max possible there would be about 750

sites.

Says City is studying in the EIR: Campland's plan and Gateway plan and maybe ReWild's Plan (not sure if they submitted a final one or not).

Don Gross handed out a photo suggesting changing the existing peninsula. Water quality is a big problem in this area.

**5. Adjournment. 7:25 PM**

**Next Meeting is scheduled for Thursday, October 18, 2018 (check PBPG website for agenda).**