

Pacific Beach Planning Group

Thursday, May 7, 2019 – 5:30

*Zoom meeting: Please email bothwellm@mac.com if you wish to join meeting

Development Committee Agenda

Members present:

1. Welcome by Chair, Marcella Bothwell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
 - a. Please email comments ahead of time to be read to bothwellm@mac.com
3. Projects for review (Action items):
 - a. 626198 Bayonne
 - i. Presenter: Barbara Lam
 - ii. CDP (Process 2) for a previously unpermitted garage conversion to a companion unit and garage restoration on a site with an existing dwelling. The 0.12-acre site is located at 3515 Bayonne Dr in the Residential (RS-1-7) Zone, Coastal (Non-Appealable), Coastal Height Limitation, Airport Influence Areas, FAA Part 77 Noticing Area, Parking (Beach & Coastal) Impact, and Tandem Parking Overlay Zones within the Pacific Beach Community Plan area. Council District 2. Code Case #234364
 - iii. RS-1-7 Zone
 - b. 653315 Turquoise
 - i. Tim Golba
 - ii. The Development Services Department has completed the Mandatory Initial Review (MIR) of the project referenced above. The project proposes a Coastal Development Permit for the demolition of a Commercial auto wash facility to be replaced with a 20-unit, 3-story Apartment complex totaling 17,601 square feet. Two units will be located on the ground floor and 9 units on the second floor and 9-units on the third level. The 0.29-acre site is located at 891 Turquoise Street and zoned CC-4-2 within the Pacific Beach community plan area within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Coastal Impact), the Transit Area Overlay Zone, and the Transit Priority Area or Council District 2. The project includes density bonus with

- 15 percent of affordable units (2 units) in accordance with the Affordable/In-Fill Housing & Sustainable Buildings program
- iii. CC – 4-2 Zone

c. 647595 Sequoia

- i. Presenter: Greg Goertzen
- ii. Coastal Development Permit to demolish an existing 1,112-square-foot single family residence and construct two new 1,874-square-foot single family residences. Each residence to have a 399-square-foot detached carport. The 0.11-acre site is located at 4072 Sequoia Street in the RM-1-1 Zone and the Coastal Overlay (Non-Appealable) zone, within the Pacific Beach Community Plan area. Council District 2.
- iii. RM-1-1 Zone

d. 652794 Diamond

- i. Presenter: Bill Metz
- ii. CDP (Process 2) to construct a 1,418 ft.² new two-story detached companion unit with detached garage and carport, for a single-family residence. Work to include demolition of an existing 661 ft.² detached garage, located at 1132 Diamond St. on a 0.14 acre site.
- iii. RS-1-7 Zone

- 4. Updates on Community Planning Projects (if time allows): None
- 5. Adjournment

Next meeting is scheduled for June 4, 2020 (please check PBPB website for agenda) if there are projects needing to be reviewed.