

Pacific Beach Planning Group

Thursday, October 17, 2019 – 5:30

Pacific Beach Library

4275 Cass St

San Diego, CA 92109-4005

Development Committee Agenda

Members present:

1. Welcome by Chair, Marcella Bothwell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
 - a. 2 minutes if time allows
3. Projects for review (Action items):
 - a. 641963: 1420 Law St
 - i. Presenter: Ms Elena Oanta, Home Design California
 - ii. The demolition of an existing attached two-car garage, and construction for a new detached two-story structure with an attached four-car garage, with a companion unit and patio deck above the garage.
 - b. 626131: 1052 Tourmaline
 - i. Presenter: See Yee
 - ii. Coastal Development Permit for the construction of new Second Dwelling Unit, Companion Unit and carport on the site with an existing detached single dwelling unit to remain for a total of 2,159 square foot of construction located at 1052 Tourmaline. The 0.14 acre site is located in the RM-1-1 Base Zone of the Coastal (Non-Appealable) overlay zone of the Pacific Beach Community Planning Area.
 - c. 641169: 1842 - 1860 Grand Ave
 - i. Presenter: Dan Linn
 - ii. The project is located at 1842-1860 Grand Avenue and zoned RM-2-5 within Pacific Beach Community Plan and Local Coastal Program. The project proposes a Process 2 Coastal Development Permit to demolish two existing single-family homes and construct 10 residential units. Parking would be on grade with various site improvements to include constructed including associated hardscape and landscape. The project is requesting allowable incentives for a reduction in the east and west interior side yard setbacks, reduced front yard setback, and to allow the increase in Floor Area Ratio to 1.47. The project proposes to provide 15 percent of the dwelling units (2 units) as affordable occupied by

households with an income at 30 percent of 50 percent of the Area Medium Income for a period of no less than 55 years in compliance with the Affordable, in-fill Housing and Sustainable Buildings Expedite Program.

- d. 643847: 1420-24 PB Drive
 - i. Presenter: Dan Linn
 - ii. The 0.20-acre site is located at 1420-1424 Pacific Beach Drive and designated residential (14-29 dwelling units per acre) within the Pacific Beach Community Plan and zoned RM-2-5. The project proposes a Coastal Development Permit to demolish an existing three-unit triplex building and construct Eight (8) new three story residential single dwelling units town homes with three (3) units in one building and five (5) units for a total of 12,997 square feet of floor area. The project includes two affordable units (15 percent) to be allocated to 1842 Grand Avenue and requesting allowable incentives in the form of deviations to include a reduction in the required interior side yard setback on the east and west, a reduction in front yard setback, and an increase to FAR (Floor Area Ratio). The project proposes to provide 15 percent of the dwelling units (1 unit) as affordable occupied by households with an income at 30 percent of 50 percent of the Area Medium Income for a period of no less than 55 years in compliance with the Affordable, in-fill Housing and Sustainable Buildings Expedite Program.

- e. 639623: Koors Residence at 1778 Pacific Beach Drive
 - i. Presenter: Korey Turk, Architect Mark Lyon
 - ii. A Process Two, Coastal Development Permit (CDP), for an addition of 64 square feet to garage and a 454-square foot Companion Unit above garage located at 1778 Pacific Beach Drive. The 0.098-acre site is located in the RM-1-1 zone and Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan area, and Council District 2.

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

Next meeting is scheduled for November 21, 2019 (please check PBPB website for agenda) if there are projects needing to be reviewed.