

**Pacific Beach Community Planning Group  
Commercial/Residential/Mixed-Use Subcommittee  
Thursday June 12, 2014 12:15PM  
PB Library Community Room**

*Minutes – Note: These are subcommittee recommendations and shall not be sent to the City of San Diego as a PBPG recommendation*

1. **Project Name** – 3427 Riviera Drive
  - a. **Presenter** – Mel McGee
  - b. **City Project Number** – PTS# 35881, Project Manager: Sandra Teasley, [steasley@sandiego.gov](mailto:steasley@sandiego.gov)
  - c. **Description** – Coastal Development Permit (Process 2) to remodel and add a 1,195 square foot, 2<sup>nd</sup> story addition to an existing one story single family residence. The 0.12 acre site is located at 3427 Riviera Drive in the RS-1-7 Zone and Coastal (non appealable) Overlay Zone within the Pacific Beach Community Plan area.
  - d. **Discussion**
    - i. The project has a 2 car garage that is included in the FAR.
  - e. **Motion (Action Item)** – Approve the project as presented; passed 4-0-1.
2. T-Mobile ActivCare
  - a. **Presenter** – Rocki Lam
  - b. **City Project Number** – PTS# 344679, Project Manager: Alexander Hempton, [ahempton@sandiego.gov](mailto:ahempton@sandiego.gov)
  - c. **Description** – 2440 Grand Ave. Conditional Use Permit (CUP), Process 4, for a Wireless Communication Facility (WCF) consisting of panel antennas concealed within a roof-top screening element designed to integrate with the proposed ActivCare senior residential care facility. RS-1-7.
  - d. **Discussion**
    - i. The antennae and equipment are to be concealed with in the building façade.
  - e. **Motion (Action Item)** – Approve the project as presented; passed 7-0-1.
3. **Project Name** – 4645 De Soto MMCC
  - a. **Presenter** – Joe Esposito
  - b. **City Project Number** – PTS# 368309, Project Manager Edith Guitierrez, [eguitierrez@sandiego.gov](mailto:eguitierrez@sandiego.gov)
  - c. **Description** – Conditional Use Permit for a Medical Marijuana Consumer Cooperative (MMCC) to operate within an existing 1,550 square foot building located at 4645 De Soto Avenue. The 0.22-acre site is located in the IS-1-1 zone within the Pacific Beach Community Plan Area.
  - d. **Discussion**
    - i. Project Manager, Joe Esposito gave a presentation showing the proposed MMCC. The discussion outlined:
      1. MMCC law and intent.
      2. Current site conditions and configurations.

3. Proposed condition and configuration.
  4. Security plan which included guards, surveillance, lighting, and alarm system.
  5. Point of sale system.
  6. Lab testing and analytic services.
- ii. Approximately five members of the audience and seven members of the subcommittee chose to speak regarding the MMC. Joe Esposito and Attorney Lance Rogers were given an opportunity to respond to the comments from the public. General comments and concerns were in regards to:
1. Representatives from Price Self Storage came in opposition of the proposed MMCC.
  2. Parking. There is one handicap space and one additional space for the entire site. This includes the MMCC and two other spaces. One of the two spaces was contentious based on whether or not it impeded on the neighbor's property. At this time the MMCC does not have a plan as to how to provide additional parking to its employees and patients.
  3. Traffic and circulation concerns for the additional commuter daily trips to the MMCC.
  4. Safety regarding to the intended use was a concern of some. An example of a security guard being shot at a MMCC recently was presented.
  5. The presenters were thanked for proposing a MMCC that would at very least be legal. As of now the current dispensaries are illegal.
  6. Several speakers expressed concern over not being able to support a MMCC until all illegal shops in PB were closed.
  7. There are still comments that have not been cleared by the city that hinder support of the presented project.
  8. A question that was not answered was; "What assurances does the community have should the proposed owners not act in accordance with the conditions presented?".

**e. Motion (Action Item) –Deny the project as presented. Passed 8-0.**

**4. Non Agenda Public Comment – Information Items Only (1:10PM-1:30PM)**

a. Introduction to the Guy Hill Cadillac Project

- i. An introduction to this project was presented by Marengo Morton Architects the project will be approximately 181 apartments over commercial space. The project is located at 4275 Mission Bay Drive. A pedestrian bridge would be proposed to link the east side of Mission Bay Drive to the west. Next month's subcommittee meeting will discuss this project further and have this project as an action item.

**5. Adjournment**