

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday July 10, 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 – Guy Hill Cadillac

- a. Presenter –** Cluade Anthony Marengo
- b. City Project Number –** [PTS# 327976](#), Project Manager:
- c. Description –** This is a second meeting to follow up on the information presentation provided at last month’s meeting. PB CDP to demolish 36,000 sq.ft. of retail space and construction of 3 stories of residential units over ground floor retail and underground parking totaling 374,229 sq.ft. on a 4.83 acre lot.
- d. Discussion**
 - i.** This is a conceptual project at this point. Any future development would be required to meet at the subcommittee and PBPG meetings to gain support of the construction project.
 - ii.** Caltrans property would need to be counted towards the development in order to get the proposed density.
 - 1.** City to take over Caltrans property and owner would take over maintenance of the property.
 - iii.** Similar concept as Dana Point bridge:
<http://www.panoramio.com/photo/32227841>
 - iv.** Current proposed bridge has elevator with no ramp. Subcommittee requested the exploration of a pedestrian ramp on both side of the bridge.
 - v.** A deceleration lane to be provided for garage access.
 - vi.** The north end of the property would have town homes.
 - vii.** Subcommittee recommended offices as opposed to commercial.
 - 1.** Concern that the community does not need more empty commercial space.
 - 2.** An idea of a “tech hub” where people could live and work on site.
- e. Motion (Action Item) –** Support the conceptual presented project including: increased density with Caltrans property in return community improvements to be provided, including a pedestrian bridge. Passed 3-0-1.

2. Project Name – 1119-1125 Grand Ave

- a. Presenter –** Dan Linn
- b. City Project Number –** [PTS# 355642](#) Project Manager: PJ Fitzgerald,
pfitzgerald@sandiego.gov
- c. Description –** Construct 4 new condominium units. Zone RM 2-5.
- d. Discussion –** The family room could potentially used as a bedroom.

e. **Motion (Action Item)** – Approve the project with the following revision: family room not to be converted to bedroom and shall be reflected and disclosed on any future sale and/or lease agreements; passed 2-0-2.

3. Project Name – Cass and Grand Ave

a. **Presenter** – Jacob Schwartz

b. **City Project Number** – PTS# Project Manager:

c. **Description** – Mixed use project that is seeking the support of the PBPG. The mixed-use is for senior housing and a corner coffee shop.

d. **Discussion** –

- i. Request for bike racks being provided for coffee shop.
- ii. Coffee shop would be preferred if it was more open to pedestrian access.
- iii. Applicant to investigate a parklet on Cass Street.
- iv. The wall elevations were requested to be broken up with architectural features.
- v. Incorporate Eco District principles.
- vi. Plan check comments were not available at the Subcommittee meeting. If the plan check comments require significant design changes, the project will need to return to the subcommittee.

e. **Motion (Action Item)** – Approve project with the exception that if plan check comments require substantial design changes, the project would be required to attend another subcommittee meeting. Passed 3-0-1. [Note this project will not be heard at the July PBPG meeting.](#)

4. Adjournment