

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday August 14, 2014 12:15PM
PB Library Community Room
Minutes

1. **Project Name** – Felspar Duplex CDP
 - a. **Presenter** – Jim Berry in place of Bob Mueller
 - b. **City Project Number** – [PTS#372205](#), Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – CDP to demolish an existing residence and construct four residential, for rent, units at 1329 Felspar Street.
 - d. **Discussion**
 - i. The developer plans on implementing ECO principles. See attached page.
 - ii. 9 Parking spaces provided.
 - iii. Beach contemporary architecture.
 - iv. Street trees will comply with the community plan, open to suggestions from the community.
 - v. Attic and storage rooms could potentially be used as bedrooms. Parking requirements would remain the same.
 - vi. City comments not answered that should be addressed to full board:
 1. Van Access Parking. (comment 4)
 2. FAR 1.35? (comment 15)
 - e. **Motion (Action Item)** – Approve or the project as presented. Passed 2-0-1.
2. **Project Name** – PB Hornblend Duplexes EOT
 - a. **Presenter** – N/A
 - b. **City Project Number** – [PTS#319167](#), Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – Extension of Time for CDP No. 390358 to demolish two existing commercial buildings and one single family residence and construct two residential duplexes. Located at 1134-1148 Hornblend.
 - d. **Discussion**
 - i. This project passed the PBPG 11-0 on 3/24/10.
 - ii. A new code has passed since being approved that would require some changes to the original project, such as fire sprinklers.
 - iii. There was one comment regarding the aesthetic quality of the columns.
 - e. **Motion (Action Item)** – Approve or the project. Passed 3-0-1.
3. **Non Agenda Public Comment – Information Items Only (1:10PM-1:30PM)**
 - a. A presentation was provided by Vicki Piazza from Currier Johnson on the proposed project at Ingraham and Garnet.
 - i. The new project will have a Specialty Grocery Store, Staples, PetSmart, and Walgreens.

- ii. The subcommittee suggested having providing an area that could be used as a community center.
 - iii. Start of construction is scheduled for 9/2014.
- b. Discussed putting together a collection of photos that represent PB's architectural vision of the PBPG.
- c. Discussed working on setting up some architectural standards. This will be discussed further at next month's subcommittee meeting.

4. Adjournment

1329 Felspar Project - Eco Items

- Landscaping – use drought resistant landscaping with indigenous species of plants and avoid invasive species. Minimize lawn areas.
- Have the rain gutter down spouts and other water from impervious surfaces directed towards the landscaping instead of running into the storm drains.
- Use solar landscape lighting
- Install motion detected exterior lights or fluorescent.
- Superinsulate (an industry term) the home that would involve using a higher level of insulation (higher R rating) and a higher level of airtightness than normal (around the windows and doors).
- Use recycled, locally produced building materials when possible. Use natural building materials
- Use carpets, paints and wood finishes that are low in harmful vapors called volatile organic compounds.
- Use high efficiency toilets, showers and faucets. Install showerheads with a shut off switch to allow you to shut off the water while washing up.
- Use Energy Star rated windows and insulated garage doors.
- Roofing materials should be 30 year + rated to reduce landfills due to longevity.
- Install additional ventilation in the roof crawl space to reduce the heat build-up.
- Incorporate a home ventilation system in the HVAC unit to provide natural airflow to reduce the use of A/C and provide cleaner, healthier air with less contaminants.
- Install tankless water heaters.
- Install a pullout 2 bin trash and recycle bin in the kitchen.
- Install timered light switches in the bathrooms that shut off automatically after a certain period of time.