

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday September 11, 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

PBPG Members Present: Curtis Patterson, Don Gross, Brian Curry, Chris Olson, Henish Pulickal, Karen Sumek, James Krokee

- 1. Project Name – Tourmaline Residences**
 - a. **Presenter** – Scot Frontis
 - b. **City Project Number** – 377084, Project Manager: Jeff Peterson, jpeterson@saniego.gov
 - c. **Description** – Two new 2306 sq.ft., 2 story w/ penthouse and roof deck single family residence with two 2 car carports. Located at 1030 Tourmaline Street.
 - d. **Motion (Action Item)** – Motion (Olson): Approve with condition that the curbside trees are changed to an acceptable alternative to Mexican Fan Palm. Passed 3-0-1. Abstention was due to a request for more renderings (rear).
- 2. Project Name – Crown Point Townhomes**
 - a. **Presenter** – Greg Goertzen
 - b. **City Project Number** – 368717, Project Manager: Laura Black, lblack@saniego.gov
 - c. **Description** – New 7,259 sq.ft., 4-unit residential condominium building with basement garage. Located at 4055 Lamont Street.
 - d. **Discussion** –
 - i. 10 Bedrooms – 10 parking spaces.
 - ii. Solar panels.
 - iii. Landscaping to be identified on L1 sheet.
 - e. **Motion (Action Item)** – Motion to approve project once landscaping is called out. Passed 5-0-1.
- 3. AIA Committee on the Environment (COTE)**
 - a. Review the AIA document outlining environmentally conscious designs.
 - b. The attached document to be used as a standard to encourage applicants to self-grade themselves.
 - c. **Motion (Action Item)** – adopt standards to be posted on the website to encourage projects to be environmentally conscious. Passed 5-0-1.
- 4. Design Examples**
 - a. Start a discussion on design examples supported by the Planning Group.
 - i. The beginning stages of a template for design plates of projects that are encouraged and discourage was discussed. Karen to provide a draft.
- 5. Adjournment**

**AIA San Diego Design Awards
2013 COTE AWARD
Judging Rubric**

COTE award recognizes the beauty of sustainable architecture that integrates buildings with the physical and cultural environment.

MEASURES	EXEMPLARY	ABOVE STANDARD	STANDARD
1.Design & Innovation	<ul style="list-style-type: none"> • Ecological project goals clearly expressed in design • Outstanding use of sustainable innovations • Project “right sized” for max use of square footage 	<ul style="list-style-type: none"> • Some evidence of ecological goals being incorporated into the project 	<ul style="list-style-type: none"> • No expression of green goals or innovative strategies apparent • Project too large, could have been downsized • Meets current industry standards for systems and materials
2. Regional/ Community Design	<ul style="list-style-type: none"> • Excellent response to local context and character • Site selection reduces or eliminates the need for autos • Design promotes community connectivity 	<ul style="list-style-type: none"> • Some responsiveness to neighborhood • Project location somewhat reduces auto use 	<ul style="list-style-type: none"> • No consideration in the design to surrounding neighborhood • Project increases the use of personal autos
3. Land Use & Site Ecology	<ul style="list-style-type: none"> • Project development improves site’s environmental quality • Site ecology informs project design • Project protects ecosystem 	<ul style="list-style-type: none"> • Limited responsiveness to site ecology is evident in the design 	<ul style="list-style-type: none"> • Project has negative effect on site environment • No response to site ecology evident in project design • Project damaging to existing ecosystem
4. Bioclimatic Design	<ul style="list-style-type: none"> • Building design has excellent use of passive design strategies • Building sensitively shaped and placed on site • The beauty of sustainable solutions is evident in the design 	<ul style="list-style-type: none"> • Design shows some consideration for passive strategies and response to microclimate 	<ul style="list-style-type: none"> • No evidence of specific climate considerations in site placement or systems designs
5. Light & Air	<ul style="list-style-type: none"> • Project provides indoor to outdoor connections • Superior use of daylight & natural ventilation • Personal environmental controls provided for users 	<ul style="list-style-type: none"> • Limited use of daylight and ventilation is evident 	<ul style="list-style-type: none"> • Daylight and natural ventilation meet program requirements and code minimums
6. Water Cycle	<ul style="list-style-type: none"> • Excellent use of site water management • Exemplary water conserving strategies used • Water re-use is incorporated into project 	<ul style="list-style-type: none"> • Some evidence of water and waste water management being incorporated into project 	<ul style="list-style-type: none"> • Water service, storm water and wastewater management all meet minimum code requirements
7. Energy Flows & Energy Future	<p>Excellent integration of systems and controls, including:</p> <ul style="list-style-type: none"> • Passive systems • On-site renewables <p>Future adaptation to carbon neutral fuel considered</p>	<ul style="list-style-type: none"> • Limited systems integration is evident 	<ul style="list-style-type: none"> • Energy solution reflects minimum code requirements
8. Materials & Construction	<ul style="list-style-type: none"> • Reduced material use • Excellent integration of green materials • Exemplary construction waste diversion strategies 	<ul style="list-style-type: none"> • Some use of green materials and waste diversion 	<ul style="list-style-type: none"> • Opulent materials use • Little or no use of green materials • No evidence of waste diversion
9. Long Life, Loose Fit	<ul style="list-style-type: none"> • Evidence of versatility, durability, and/or adaptive re-use • Designed for disassembly • Anticipated service life designed into project 	<ul style="list-style-type: none"> • Some flexibility and versatility incorporated into the design 	<ul style="list-style-type: none"> • Meets current needs. Little evidence of anticipated future requirements.
10. Collective Wisdom & Feedback Loops	<ul style="list-style-type: none"> • Evidence of collaboration with stakeholders • Design process enhanced project’s success • Lessons learned for future projects 	<ul style="list-style-type: none"> • Minimal evidence of collaboration 	<ul style="list-style-type: none"> • Basic program followed. No interaction with or feedback of stakeholders evidenced.

PBPG Design Guidelines



Photo Review

Pros:

- Buildings set back from each other.
- Use of materials.
- Indoor/outdoor living spaces.

Cons:

- Mexican fan palms.