

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday October 9, 2014 12:15PM
PB Library Community Room
Agenda

1. **Project Name** – 967 Hornblend
 - a. **Presenter** – Rob Balentine
 - b. **City Project Number** – 353730, Project Manager: William Zounes, wzounes@sandiego.gov
 - c. **Description** – 967-969 Hornblend Street. Construct a 2,560 square foot second story with two balconies and remodel the first floor office building on a 6,228 square foot site.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 12:15-12:35PM
2. **Project Name** – Villa Grande Triplexes CDP
 - a. **Presenter** – Tim Golba / Sasha Varone
 - b. **City Project Number** – 379426, Project Manager: Laura Black, lblack@sandiego.gov
 - c. **Description** – 1634-1652 Grand Avenue. Mandatory Initial Review (MIR) for the Villa Grande Triplexes project.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 12:35-12:55PM
3. **Project Name** – Reed Ave Homes CDP
 - a. **Presenter** – Tim Golba / Sasha Varone
 - b. **City Project Number** – 383512, Project Manager: Jeff Peterson, japeterson@sandiego.gov
 - c. **Description** – 1452-1454 Reed Avenue. Demolition of a single family residence and construction of two residential dwelling units.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 12:55-1:10 PM
4. **Project Name** – Oliver/Fanuel CDP/TPM
 - a. **Presenter** – Tim Golba / Sasha Varone
 - b. **City Project Number** – 369870, Project Manager: Jeff Peterson, japeterson@sandiego.gov
 - c. **Description** – 1304-1312 Oliver Avenue and 4213-4215 Fanuel Street. Demolition of four residential units and construction of four residential units.
 - d. **Motion (Action Item)** – Approve or deny the project.
 - e. **Time**- 1:10-1:30PM
5. **AIA Committee on the Environment (COTE)**
 - a. Review the process.
 - b. **Time** – Permitting.
6. **Design Examples**
 - a. Continue a discussion on design examples supported by the Planning Group.

- b. Time –Permitting**
- 7. Non Agenda Public Comment – Information Items Only (1:30PM-1:40PM)**
- 8. Adjournment**

Pacific Beach Planning Group (PBPG) Project Design Self Assessment*

The PBPG supports the Pacific Beach EcoDistrict and the EcoDistrict Framework.

The PBPG recognizes the beauty of sustainable architecture that integrates buildings with the physical and cultural environment.

MEASURES	EXEMPLARY = A	ABOVE STANDARD = B	STANDARD=C	INDICATE RATING = A, B or C AND COMMENTS
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 	

This Design Rubric is based upon a judging form used by the San Diego Chapter of the AIA Committee on the Environment
Please add additional comments related to this rubric if you like: