

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday October 9, 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, Henish Pulickal, Karen Sumek (12:35)

- 1. Project Name – 967 Hornblend**
 - a. Presenter –** Rob Balentine
 - b. City Project Number – 353730**, Project Manager: William Zounes, wzounes@saniego.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.
 - i. Parking requirements exceeded.
 - ii. FAR = 2.0 (allowed) , 1.1 (requested).
 - iii. 26' Max. height.
 - iv. Request to identify where trash enclosure is.
 - d. Motion (Action Item) –** Approve the project. Passed 2-0-1. Abstention because trash location not shown.
- 2. Project Name – Villa Grande Triplexes CDP**
 - a. Presenter –** Tim Golba / Sasha Varone
 - b. City Project Number – 379426**, Project Manager: Laura Black, lblack@saniego.gov
 - c. Description –** 1634-1652 Grand Avenue. Mandatory Initial Review (MIR) for the Villa Grande Triplexes project.
 - i. 12 units proposed (19 allowed per zoning).
 - ii. Request that bike racks match those of Discover PB.
 - iii. Side yard variance requested.
 - iv. Project designed to LEED Platinum standards.
 - v. Photovoltaics provided on roof.
 - vi. Member of audience concerned about increased density in PB and water usage.
 - d. Motion (Action Item) –** Approve or the project. Passed 3-0-1. Abstention because of landscaping rules.
- 3. Project Name – Reed Ave Homes CDP**
 - a. Presenter –** Tim Golba / Sasha Varone
 - b. City Project Number – 383512**, Project Manager: Jeff Peterson, japeterson@saniego.gov
 - c. Description –** 1452-1454 Reed Avenue. Demolition of a single family residence and construction of two residential dwelling units.
 - i. Request to look into offset of front yards.
 - ii. Designed to LEED Silver standards.

- iii. Photovoltaics provided on roof.
 - iv. Filled curb cut.
 - v. Member of audience concerned about increased density in PB and water usage.
 - d. **Motion (Action Item)** – Approve the project. Passed 4-0.
 - 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 seven residential units and construction of four residential units.
 - i. Request to look into offset of front yards.
 - ii. Designed to LEED Silver standards.
 - iii. Photovoltaics provided on roof.
 - iv. One new curb cut.
 - v. Subcommittee requested use of 100% drought tolerant plants and to change from grass to groundcover.
 - d. **Motion (Action Item)** – Approve the project. Passed 4-0.
 - 5. **AIA Committee on the Environment (COTE)**
 - a. Requested applicants to self-judge themselves based on rubric.
 - 6. **Design Examples**
 - a. Request that all members of the PBPG develop one design template.
 - 7. **Non Agenda Public Comment – Information Items Only**
 - a. Four members of the community came to the meeting to express concern over development in PB.
 - i. Water usage was a concern.
 - ii. Privacy was a concern.
 - iii. It was pointed out several times by the public comments that PB is not the same as it used to be.
 - iv. The subcommittee requested particular solutions or preferences moving forward.
 - 8. **Adjournment**