

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday November 13, 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, Jim Krokee, Don Gross, Brian Curry, Chris Olson, Karen Sumek

1. Project Name – Haines Three

- a. **Presenter** – Scot Frontis
- b. **City Project Number** – 386464, Project Manager: Laura Black, lblack@sandiego.gov
- c. **Description** – 3954 Haines Street. Construct two new single family residences.
 - i. Project has photovoltaics.
 - ii. Trash enclosure identified.
 - iii. Jacaranda street trees.
 - iv. Future buyers will have carport letter provided to them explain that the walls must remain open.
 - v. Garage parking spaces exceed required spaces.
 - vi. Requested applicant to fill out the self-assessment rubric found here:
 - 1. <http://www.pbplanning.org/wp-content/uploads/ProjectDesignSelfAssessment.pdf>
 - vii. Request no grass.
 - viii. Drought tolerant landscaping.
- d. **Motion (Action Item)** – Approve the project as presented with above recommendations addressed. Passed 4-1
 - i. Don Gross requested the minutes reflect sardines.

2. Project Name – Law Street Residences

- a. **Presenter** – Scot Frontis
- b. **City Project Number** – 386474, Project Manager: Laura Black, lblack@sandiego.gov
- c. **Description** – 945 Law Street. Construct two new single family residences.
 - i. Project has photovoltaics.
 - ii. Jacaranda street trees.
 - iii. Future buyers will have carport letter provided to them explain that the walls must remain open.
 - iv. Requested applicant to fill out the self-assessment rubric found here:
 - 1. <http://www.pbplanning.org/wp-content/uploads/ProjectDesignSelfAssessment.pdf>
 - v. Prefer developer to provide fence at front yard.
 - vi. Drought tolerant landscaping.
- d. **Motion (Action Item)** – Approve the project as presented with above recommendations addressed. Passed 4-1

3. **Project Name – Agate Condo Conversion**
 - a. **Presenter** – Don Ayles
 - b. **City Project Number** – 386445, Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – Two unit condo conversion at 871 Agate Street.
 - i. Project not located in the Coastal zones.
 - ii. A condition to provide drought tolerant landscaping, low to very low water needs based on WUCOLS found here:
 1. <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>
 - d. **Motion (Action Item)** – Approve the project as presented with the landscape condition. Passed 4-1.
4. **Project Name – Felspar Townhomes**
 - a. **Presenter** – Daniel Linn
 - b. **City Project Number** – 381122, Project Manager: Sandra Teasley, steasley@sandiego.gov
 - c. **Description** – 1367 – 1369 Felspar Street. Construct four new condominiums.
 - i. Loft not to be a bedroom.
 - ii. Rear unit second floor great room / family room wall may create a future bedroom.
 - iii. Support city’s condition of bedroom disclosure.
 - iv. Prefer alternatives to stucco so that some element breaks up the stucco.
 - v. Requested applicant to fill out the self-assessment rubric found here:
 1. <http://www.pbplanning.org/wp-content/uploads/ProjectDesignSelfAssessment.pdf>
 - vi. A condition to provide drought tolerant landscaping, low to very low water needs based on WUCOLS found here:
 1. <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>
 - vii. Fence project during construction.
 - d. **Motion (Action Item)** – Approve the project as presented with above recommendations addressed. Passed 4-1
5. **AIA Committee on the Environment (COTE)**
 - a. Need to emphasis to applicants the self-graded rubric.
6. **Design Examples**
 - a. Continued a discussion on design examples supported by the Planning Group.
 - b. No design examples received so far.
7. **Non Agenda Public Comment – None.**
8. **Adjournment**