

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Wednesday, January 21, 2015 5:30-6:15PM
Crown Point Junior Music Academy Auditorium
4033 Ingraham St, PB 92109
Minutes**

Attendance: PBPG Board: Chris Olson, Brian Curry, Henish Pulickal, Don Gross, Jim Krokee, Baylor Triplett, Joe Wilding (at end of meeting), Applicants: Jeff Lin, Brian Hansen, Austin Weller and Barbara Gilman

- 1. Project Name** – 4462-4466 Mission Blvd., at Hornblend.
 - a. **Presenter** – Austin Weller
 - b. **City Project Number** – 379964, Project Manager: Renee Mezo, RMezo@sandiego.gov
 - c. **Description** – Single story 6,075 steel shell is flexible to accommodate various retail tenants. Lot size 12,397 sf and 18 parking spaces. There was a suggestion to provide public art instead of giving public art funds to City of San Diego. There was a suggestion to consider photovoltaic energy panels. There was a concern about the building use might change to restaurant and then not meet parking requirements. It was suggested that the applicant find a way to give assurance this will not happen. Project received compliments.
 - d. **Motion (information Item)** – The project requires resubmittal to development services and therefore it will not be voted on at this time.
- 2. High occupancy permit**
 - a. There was a discussion about the burden permit puts upon a property owner if they have more than 5 unrelated adults living a house even if the house is located in the multi-family zone (RM 1-1) and there are high density buildings in the area. The group seemed to agree that the permit served it's purpose and there was no reason to take it any further.
- 3. Discussion of PBPG involvement in Community Planning Projects for 2015:** There was a brief discussion about each of these projects and the need for the PBPG to be proactive in tracking these and optimally there should be a PBPG member who is responsible for reporting to the PBPG with updates and coordinating reviews if needed. This is will be discussed at the general meeting this month.
 - a. PBMS/YMCA (Karen Sumek)
 - b. TOD Planning Grant – Balboa Trolley Station (Henish Pulickal)
 - c. City of SD Climate Action Plan implementation in PB (?)
 - d. De Anza / MB Gateway (Scott Chipman)
 - e. PB Mobility Study (?)
 - f. Joint Occupancy at Barnard Elementary (Karen Sumek)
 - g. PB Pathways (Traffic Committee, Chris Olson?)
 - h. Time 5:50-6:15pm
- 4. PBPG Project Design Self-Assessment Tool**

- a. Review the process. The tool may not be that effective as a self-assessment versus we evaluate or give more guidelines. It does have some value as it demonstrates that it is important to us. To be continued.

5. Design Examples

- a. Henish sent some examples to Patterson and he will now send them to Olson for discussion at the next subcommittee.

6. Meeting time and venue

- a. This was the first try at a new location and time. There was general agreement that the time was better except Jim was missing dinner. The location was loud and disruptive due to the Town Council Annual Meeting at 6:30pm. We will try it again but see if we can get a side room.

7. Non Agenda Public Comment – None

8. Adjournment 6:15