

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Wednesday, April 15th, 2015 5:30PM-6:40PM**  
**Crown Point Junior Music Academy Library**  
**4033 Ingraham St, PB 92109**  
*Minutes*

1. **Welcome / Introductions: In attendance:** Chris Olson, Don Gross, Brian Curry, Joe Wilding and Scott Chipman. Public attendance: Dario Monroy, Maria Ruoko, Jeff Lin, Scot Frontis, Ambrose Wong, Harry Couch, Greg Daunoras , Austin Weller, Brian Hansen, and Micaela Porte.
2. **Non Agenda Public Comment**
  - a. Don Gross: A project we denied a couple months ago on Lamont St. and went before public hearing officer today and it was approved with minor modifications
3. **PBPG implementation of EcoDistrict Principles**
  - a. **Revision of EcoDistrict Project Design Elements:**
    - i. Chris met with City of SD staff and they are supportive of efforts to continue implementing the EcoDistrict Principles and they will consider and review any proposals we have such as our tool for use by the Development Committee for reviewing projects.
    - ii. Chris is working with sustainability, planning, architecture and engineering professionals to further refine the tool and bring it back to the PBPG for consideration with eventual submission to City of SD for comment.
4. **Projects for review (Action items)**
  - a. **Project Name** – Mission Blvd. CDP #379964, **Description** – CDP (process 3) to demolish and existing eating establishment and construct a 6,200 sq. ft. single story retail building on a 12,398 sq. ft. site zoned CV-1-2 at 732 & 748 Hornblend Ave and 4450 & 4462 Mission Blvd.
    - i. **Project Manager:** Renee Mezo, Rmezo@sandiego.gov
    - ii. **Owner/Applicant:** Vector LLC
    - iii. **Architect:** Joseph Wong Design Assoc., **Engineer:** Christensen Engineering and surveying
    - iv. **Issues / Discussion:** Parking Calculation based upon an interpretation requiring a higher requirement for restaurant parking is approximately 20 spaces and project provides 18 spaces. Parking Circulation does not allow for curb cut on Hornblend and project is not feasible with this type of circulation. Applicant is providing: a) Bio retention Basin for parking lot b) Previous Pavement for parking lot c) 6 on site Discover PB Bike racks d) Art Mural on West Building Façade e) Bus Benches next to building, under building overhang and recycle container. There was also a suggestion to provide additional bike rack on Public ROW along Hornblend Street.
    - v. **Motion:** Chipman, second Wilding – Approve plan dated 3/18/2015 with 6 on site Bike Racks allowing for deviations a) 18 off street parking with building configured with a maximum of 3,300 sq. ft. of restaurant b) Parking circulation entering off Hornblend and existing in alley. Motion Passed 3-0-1
  - b. **6:05-6:15pm Project Name:** Riviera Walk, #402985, **Description** – CDP (process 3) to demolish and existing residence and construct 3 condominium residences totaling 9,415 sq. ft. on a 5,500 sq. ft. site zoned RM-2-5 and located at 4054 Riviera Drive.

- i. **Project Manager:** Sandra Teasley, [STeasley@sandiego.gov](mailto:STeasley@sandiego.gov), (619) 446-5271
  - ii. **Applicant:** Kevin Bussett, **Owner:** Justin La Frantz
  - iii. **Plans by:** Di Donato Associates
  - iv. **Issues / Discussion:** Neighbors stated they are concerned about location of Driveway and they would like for it to stay where it is.
  - v. **Motion:** No Motion as applicant was a “no show”
- c. **Project Name** – Parsley Residence, #408934, **Description** – CDP (Process 2) to demolish an existing residence and construct a 4,747 sq. ft. residence on a 5,400 sq. ft. site zoned RS-1-7 and located at 3410 Crown Point Drive.
  - i. **Project Manager:** Laura Black, [LBlack@sandiego.gov](mailto:LBlack@sandiego.gov)
  - ii. **Applicant:** Scott Frontis, Frontis Studio, **Owner:** Steve Parsley
  - iii. **Plans by:** Scott Frontis, Frontis Studio
  - iv. **Issues / Discussion:** There was a question regarding compliance with allowable FAR and building maximum footprint. This will be researched prior to general meeting.
  - v. **Motion: Olson, second, Chipman:** Approve project with the provision that it is in compliance with allowable FAR and building maximum footprint. Motion Past 2-1-0. (Note: On 4/16/2015 Laura Black confirmed the “project complies with both lot coverage and FAR.”)

#### 5. Update on Community Planning Projects

- a. **De Anza Special Study Area (City of San Diego)** – Lori Zapf asked for \$300,000 in Budget and Mayor proposes \$400,000 plus full time staff person. Also, there were some minor grammatical changes to the Principles Document approved by the PBPG last month and they are included with the revised document attached below.
- b. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG)** – This is PB Parks Project with area expanded north to Diamond Street and scope changed with more emphasis on mobility. Chris Olson will present to SANDAG on 4/16/2015 for a \$440,000 planning Grant
- c. **PB Mobility Study:** This proposal was submitted in the Fall of 2014 and decision was released in March: CalTrans will not award funding.

#### 6. Adjournment at 6:40pm

#### 7. Next Meeting May 20th, 2015 (check PBPG website for updates)

Pacific Beach / Mission Community Collaborators Guiding Principles  
For the Development and Restoration Northeast Corner of Mission Bay Park  
April 13, 2015\*

1. The project area for consideration, development, and restoration should expand beyond De Anza peninsula and the "Special Study Area" to include all adjacent properties and uses including, but not limited to: Rose Creek, Campland on the Bay leasehold area, Northern Wildlife Preserve, Mission Bay golf course, Mission Bay Boat and Ski Club area, youth fields, tennis club, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas including the Mid-Coast Trolley project, and local wetlands restoration.
2. The Mission Bay Park Master Plan should be considered a guiding document and the City's planning process for this area should be coordinated with other regional planning efforts.
3. Time is of the essence and the process for vetting and planning should proceed post haste. This group supports the budget request by City of San Diego District 2 Councilmember Lorie Zapf of \$300,000 for the 2015-2016 City of San Diego fiscal budget.
4. The current energy, expertise, and volunteer efforts of the community groups should be utilized and integrated into the city planning process to help facilitate the public vetting, information and public opinion gathering, and planning. This will increase collaboration and coordination as well as reduce or eliminate disparate and duplicate efforts.

\*This document has been reviewed and revised as follows:

March 9, 2015: First draft prepared by PB / MB Community Collaborators

March 18, 2015: Revised and approved by PBPG Development Subcommittee

March 25, 2015: Further revised and approved by the PB Planning Group

April 13, 2015: Minor Gramatical changes approved by PB / MB Community Collaborators