

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Wednesday, May 20th, 2015 5:30PM-6:30PM
Crown Point Junior Music Academy –Picnic Tables
4033 Ingraham St, PB 92109
Minutes

1. **Welcome / Introductions: In attendance:** Chris Olson, Harry Couch, and Henish Pulickal. Public attendance: Ambrose Wong, Don Gross, Jeff Powers, Jim Berry and Micaela Porte.
2. **Non Agenda Public Comment – Nothing notable**
3. **PBPG implementation of EcoDistrict Principles**
 - a. Draft for review and comment: EcoDistrict Project Design Elements. The group reviewed the latest version of the tool and made several changes. See below
4. **City Council versus Community Planning Groups (draft letter attached below)**
 - a. **Motion Olson, 2nd Crouch. Approve the attached letter with the following changes: Address letter at all councilmembers and Mayor. Motion Passed 2-0-0**
5. **Projects for review (Action items)**
 - a. **6:00-6:15pm Project Name** - Raybon Duplex, #396445, **Description** – CDP (process 2) to demolish two residences and construct a 4,172 sq ft duplex on a 2,870 lot zoned RM-2-5 and located at 1314 PB Drive.
 - i. **Project Manager:** Jeff Peterson, JPeterson@sandiego.gov
 - ii. **Owner:** Raybon LLC.
 - iii. **Architect/Applicant:** Stosh Thomas Architects, **Engineer:** DGB Surveying and Mapping, also, GEO CON
 - iv. **Issues:** a) Sewer Lateral b) Historical c) street trees d) drainage e) Parking calculation w/ den and master retreat
 - v. **Motion: Applicant was “no show” so no action was taken.**
 - b. **6:15-6:25 Project Name** –Keystone 4 –Unit Tentative Map #414485, **Description** – Process 3 Tentative Map and CDP for the creation of 4 residential condominiums at 1329 Felspar (Condo Conversion).
 - i. **Project Manager:** PJ Fitzgerald
 - ii. **Applicant:** Jim Berry
 - iii. **Plans by:** Robert Bateman
 - iv. **Issues:** Project was approved by PBPG on
 - v. **Motion:** Olson, 2nd Crouch: Approve project. Passed 3-0-0
6. **Update on Community Planning Projects**
 - a. **Balboa Avenue Station Area Specific Plan (City of San Diego) – Henish: They will be hiring consultant in June**
 - b. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG) – Don Gross** stated that City of San Diego Real Estate Assets Dept is debating the ownership or possible vacation of Oliver Street. He was not able to give specific names or specifics.
7. **Pending Projects for future review – (Information only, no discussion)**
 - a. **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, (619) 446-5271
 - ii. **Applicant:** Kevin Bussett, **Owner:** Justin La Frantz
 - iii. **Plans by:** Di Donato Associates

- iv. **Motion:**
- b. **Project Name** –Stevens Residence #390897, **Description** – CDP (process 2) to construct a 600 sq. ft. companion unit to an existing residence on a 6,250 sq. ft. lot, zoned R-M-1-1 at 1556 Reed Ave
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
 - ii. **Owner:** Susan Stevens
 - iii. **Applicant:** Ashley, **Designer:** Philip Quatrino
 - iv. **Motion:**
- c. **Project Name** –Pacific Beach Car Wash #400466, **Description** – CUP (process 3) to demolish an existing Car Wash and construct a 4,547 sq. ft. car wash located at 2075 Balboa Ave on a 39,500 sq. ft. site zoned CC-1-3
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
 - ii. **Owner:** Mr. & Mrs William Cummings
 - iii. **Architect/Applicant:** Paris Hagman, Hagman & Assoc., **Engineer:** K & S Engineering Landworks
 - iv. **Motion:**
- d. **Project Name** –VedicVision Villas, #387860, **Description** – CDP to demolish an existing commercial building and construct a 7,681 sq ft, 3-story, Mixed use building with 4 residential units over 3 retail spaces on a 6,260 sq ft site zoned CC-4-2 at 1020 Grand Ave.
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov, (619) 446-5271
 - ii. **Applicant:** Fernando Gonzalez , **Owner:** Vedic Vison Properties
 - iii. **Plans by:** Arkhein Design Studio, **Consultant:** Martinez Planning & Design
 - iv. **Motion:**
- e. **Project Name** –Workshop Addition, 726 Hornblend, # , **Description** – Construct a 305 sq ft surfboard shaping workshop.
 - i. **Project Manager:**
 - ii. **Applicant:, Owner:** Steven Seebold
 - iii. **Plans by:** James Scott Fleming
 - iv. **Motion:**
- f. **Project Name** – Felspar TownHomes, #415165 **Description** – CDP to demolish existing structures and construct two, 3-story duplex buildings with garages totaling 6,935 sq ft at 1141 Felspar on a 6243 sq ft site zoned RM-2-5 at 1141 Felspar. Project proposes four – 2 bedroom units and eight off street parking.
 - i. **Project Manager:** Sandra Teasley, STeasley@sandiego.gov
 - ii. **Applicant:** Daniel Linn, **Owner:** Pacific Beach 2012, LTD
 - iii. **Plans by:** Daniel Linn
 - iv. **Motion:**
- g. **Project Name** –Keystone 4 –Unit Tentative Map #414485, **Description** – Process 3 Tentative Map and CDP for the creation of 4 residential condominiums at 1329 Felspar.
 - i. **Project Manager:** PJ Fitzgerald
 - ii. **Applicant:**Robert Bateman , **Owner:**
 - iii. **Plans by:** Robert Bateman
 - iv. **Motion:**
- h. **Project Name** – Sengle Residence #410821, **Description** – Process 2 CDP for the construction of a 1,665 sq ft residential dwelling unit (Garage and residence) on a 6,250

sq ft lot zoned RM1-1 with an existing 916 sq ft Residence and 360 sq ft garage and located 928 Opal (& Bayard).

- i. **Project Manager:** PJ Fitzgerald
- ii. **Applicant:** Michael Azarine, **Owner:** Robert Sengle
- iii. **Plans by:** Robert J Franklin
- iv. **Motion:**

i. **Project Name – Yosemite Street Residence, Description –**

- i. **Project Manager:**
- ii. **Applicant:, Owner:**
- iii. **Plans by:** Daniel Linn
- iv. **Motion:**

j. **Project Name – Guy Hill Cadillac #327976, Description –** Process 3 CDP to demolish 36,000 sq ft retail space and construct 3 stories of residential units over ground floor retail and underground parking totaling 374,2229 sq ft on a 4.83 acre site zones CC-4-2. It contains 171 residential units, 19,000 sq ft retail and 147,150 sq ft parking.

- i. **Project Manager:** Morris Dye
- ii. **Applicant: , Owner:** Steven Hill & Mission Bay Properties LLC
- iii. **Plans by:** Marengo Morton Architects
- iv. **Motion:**

k. **Project Name –Emerald Street Residence # 420989, Description –** Process 2 CDP to demolish existing residence and construct a 3,263 sq ft residence with 357 sq ft detached garage on a 6,250 sq ft site zoned RS-1-7 at 1270 Emerald st.

- i. **Project Manager:** Laura Black (619) 446 5245
- ii. **Applicant:** Pauli Faktor, **Owner:** Hamid Jamshidi
- iii. **Plans by:** Frontis Studio
- iv. **Motion:**

l. **Project Name –, Description –**

- i. **Project Manager:**
- ii. **Applicant:, Owner:**
- iii. **Plans by:**
- iv. **Motion:**

m. **Project Name –, Description –**

- i. **Project Manager:**
- ii. **Applicant:, Owner:**
- iii. **Plans by:**
- iv. **Motion:**

n.

8. Adjournment

9. Next Meeting June 24th, 2015 (check PBPG website for updates)

DRAFT 5/15/2015 - RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY

Pacific Beach has formed an EcoDistrict to create a sustainable beautiful community. The EcoDistrict is supported by numerous community organizations, including the Planning Group, Town Council, DiscoverPB, and beautifulPB, who advance sustainability by targeting eight performance areas. New development is encouraged to demonstrate support for the community through action in these performance areas and in turn will receive support from these organizations. Developments seeking deviations from City standards are encouraged to support these deviations through increased action in the performance areas.

Project Name:	Date:
Location:	
Type:	Size:

ECODISTRICT PERFORMANCE AREAS

	Measure	Source	Y	M	N
Appropriate Development	Interdisciplinary team that includes LEED** certified professional	LEED ID 1.2 & 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Location and Linkages per LEED LL (<i>all development in PB meets basic criteria</i>)	LEED LL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reduce local heat island effect (shade hardscape, light colored hardscapes, <i>light colored roofs, shade artificial turf</i>)	LEED SS 3 and bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion of affordable, workforce housing, or generational housing components	City General Plan, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Local workforce (architect, engineer, contractor, and/or trades)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Encourage community connectivity (windows oriented to street, avoid walls and hedges that cause separation)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active frontages (provide patios, decks, gardens, or other active spaces in frontage)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health and Well Being	Durability Assurance (Mold Prevention) per LEED ID 2	LEED ID 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Indoor air quality per LEED EQ (includes non-toxic materials and ventilation)	LEED EQ	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construct garden beds or designate areas for gardens	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prohibit smoking	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Create usable outdoor spaces with shade and greenery	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximize daylight through use of windows and design	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Support "age-in-place" with accessibility design and improvements	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PB Identity	Hold Design Charrette organized through Planning Group	LEED ID 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ensure that design is compatible with neighborhood and consistent with Community Plan	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Integrate beach themes, materials and colors	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install PB branded materials, e.g. Bike racks, storm drain stencil	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with a community collaborator organization or project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Invite local school students for field trips to observe sustainable construction	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and Mobility	Designate secure area on-site for bike parking	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install Discover PB bike racks and install on-site or in sidewalk	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide designated space for mobility sharing (i.e. Car2Go, bike share)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purchase and install PB Pathway signage on designated routes	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paint sharrows	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide other improvements that support non-car travel choices (e.g. Bike / skateboard storage)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide EV charging or prewire garage for EV chargers	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Energy	Building Orientation for Solar Design (orient building within 15 degrees east west, 50% more windows south facing with 90% shade in summer and unshaded in winter, and >450 sf of south facing roof)	LEED ID 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Energy Star Performance	LEED EA 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exceptional energy performance	LEED EA 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Efficient hot water distribution	LEED EA 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hot water pipe insulation	LEED EA 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	HVAC refrigerant management per LEED EA 11 <i>or avoid installation of HVAC with whole house fan or other ventilation systems</i>	LEED EA 11 <i>with bBP</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install solar PV and consider batteries for increased self sufficiency	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Programmed lighting				
	Others? 1. Construct above minimum energy conservation measures. 2. Daylighting strategies 3. Building envelope energy strategies 4. LED Lights 5. Renewable Energy 6. Passive Energy Technologies	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water	Basic Landscape Design (drought-tolerant turf that is not on slopes or in shape, use of mulch and/or amendments, tilled compacted soil)	LEED SS 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimize Conventional Turf	LEED SS 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drought Tolerant Plants	LEED SS 2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rainwater harvesting (roof collection)	LEED WE 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greywater system	LEED WE 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High efficiency irrigation system per LEED WE 2.1 or substantially reduce demand	LEED WE 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High or Very High efficiency fixtures (faucet <2 or 1.5 gpm; shower <2 or 1.75 gpm; toilet <1.3 or 1.1 gpf)	LEED WE 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sensored irrigation systems (e.g. soil sensors)				
	Others?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Habitat & Ecosystem	Erosion Control During Construction (Protect topsoil, stockpiles, and slopes from erosion, divert slope drainage with swales, use straw wattles and silt fences to control runoff and protect inlets)	LEED SS 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximize lot permeability with landscaping, permeable pavement and other surfaces, directing impervious to infiltration areas)	LEED SS 4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent erosion control (terraced slopes and landscaping)	LEED SS 4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof runoff management (vegetated roof, drain to infiltration areas, or collect roof runoff)	LEED SS 4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Constructed stormwater filtration in public right of way	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Others		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials Management	Non-toxic pest control per LEED SS 5, particularly termite control	LEED SS 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Material efficient framing per LEED MR 1	LEED MR 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No tropical wood or FCS wood only	LEED MR 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Environmentally preferred products (recycled content, low emissions, and/or local)	LEED MR 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construction waste reduction, recycling and reuse	LEED MR 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Achieve zero waste construction	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide composting bins or designated composting area	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Low carbon logistics e.g. deliveries to site	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposed Changes and Clarifications 5/20/2015

Residential Project Design checklist for

Pacific Beach EcoDistrict Compatibility

1. Provide explanation / definition of LEED
2. Explain column "M"
3. Add Column N/A ?
4. For each performance area or line item allow for an area to give comment or clarification
5. Either separate list for commercial or identify ways to differentiate



DRAFT

May 27, 2015

Councilmember Lorie Zapf
City of San Diego

VIA ELECTRONIC CORRESPONDENCE

Re: City Council versus Community Planning Groups

Councilmember Zapf:

The Pacific Beach Planning Group has grave concern regarding recent actions on part of the City Council which are contrary to positions taken by community planning groups and the public at large. The most recent example is Council approval of the One Paseo project in Del Mar Heights, despite objections of four nearby community planning groups and more than 8,000 local residents. A second example is the Council's initial approval of the Logan Community Plan, subsequent shelving of the plan, and recommending a city-wide up or down vote on said community plan. Finally, City Planning and Development Services Departments consistently approve new projects in communities despite objections from local community plans.

The Mayor and Council Members have repeatedly campaigned under the slogan "neighborhoods first." Our observation, as demonstrated from the above examples, is a Council policy of "business interests" first and the wishes of residents and community groups second.

San Diego City Council Policy 600-24 establishes the important role of community plans and community planning boards in the City of San Diego's planning and land use review process. Community planning groups represent their communities. They are elected by respective communities. Members are from the local communities. We are now planning by ballot initiatives.

The Pacific Beach Planning Group is not taking an official position on the One Paseo development. We do, however, stand with other planning groups by insisting the City strongly consider and support planning group recommendations.

Respectfully,

Brian J. Curry, Chair
Pacific Beach Planning Group

cc: Joe La Cava, Chair, Community Planners Committee
Beach & Bay Press