

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday, Sept 10th, 2015 12noon
PB Library Community Room
Agenda (updated 9/12/2015)

1. **Attendance: Board Members:** Chris Olson, Brian Curry, Henish Pulickal, Harry Couch General Public: Dan Moor, Tim Golba, Sharon Wampler, Don Gross
2. **Non Agenda Public Comment –**
 - a. **Don Gross:** He complained that there was no public announcement about the Historical report for 1312-1314 PB Drive and the house was built in 1927
 - b. **Sharon Wampler:** Explained the process for the historical review on her house in Birdrock
 - c. **Chris Olson:** Explained that all CDPs have a historical process and it is part of the cycle issues released by DSD. Most projects that come to the PBPG have already been cleared of historical. All future projects for the PBPG are listed on the agenda, often months in advance of their action on the agenda. This is always on the website. The listing contains the Project number, project manager and contact information. Any citizen can contact the project manager and get information about the project. It is not practical for the PBPG to present and discuss every detail of a project during our meetings. Cycle issues often contain 30-80 line items.
3. **PBPG implementation of EcoDistrict Principles**
 - a. **Draft for review and comment:** EcoDistrict Project Design Elements (see attached below)
 - i. **Chris** gave a general overview of the latest version of the tool and plans for next steps. He asked for input.
 - ii. **Tim Golba** stated that overall the tool was very good. This community is “light years ahead” of other San Diego communities. The previous version was too tied to Leed Standards and owners do not want to pay for Leed Certification. It is feasible to have this tool included on the checklist when an applicant submits their project for review to the City of SD. These are elements the City needs to implement for the climate action plan. There were some line items Tim felt should be eliminated as they are already part of the city review process (e.g. erosion control during construction) or they are not within the scope of the PBPG review process (e.g. no smoking). The tool should focus more on design elements. He agreed with the wording on active frontages and community connectivity and that it is important. Tim also stated that the tool could be used as an incentive for the expedited program that now requires either affordable housing or sustainable design. He also suggested shortening the tool to 2-3 pages instead of the current 3-4. Below, highlighted in yellow are the line items Mr. Golba thought should be considered for elimination
 - iii. **Sharon Wampler** stated she liked the tool and she did some of these things when they remodeled their house.
 - iv. **Kristen Victor** stated the tool will be presented to City of San Diego staff and this is an important tool for implementing the Climate Action Plan of which PB is named as a model community.
4. **La Jolla Community Planning Association:** Discussion of Residential Zoning Issues.

- a. **Sharon Wampler** presented a summary of the LJCPA ad hoc meeting on Residential SF RS zoning and the issues
 - i. There is a concern that projects are being built that are out of character of the neighborhood
 - ii. There is one developer that has more than 10 projects in the pipeline in LJ and North PB.
 - iii. The LJCPA is focusing on the Categorical Exclusion of the Coastal Development process as a mechanism to confront this issue
 - iv. Tim Golba stated it would take more than one Planning group to move this forward. The delays at the LJCPA are one of the reasons developers seek categorical exclusion.
 - v. Chris stated that the PBPG rarely gets complaints about developments in RS zones and most of the complaints involve the demolition of a SF home on a double lot that is replaced with 2 tall skinny maximum FAR structures. Chris encouraged the LJCPA to keep us updated on this process.
5. **Projects for review (Action items) –**
 - a. **There are NO action items**
 - b. **The Raybon Duplex** which was reviewed at the subcommittee in August will be an action item for the general meeting in September
6. **Update on Community Planning Projects**
 - a. **ARC property development:**
 - i. **Tim Golba** stated that the owner held a project design RFP and Golba Architecture was selected to design the project. He will keep us informed as it moves along
 - ii. **Chris** stated that he would support a project that closes the street to motor vehicles and proposes innovative changes to current zoning
7. **Pending Projects for future review –** The website always contains current and future agendas that list pending projects
8. **Adjournment**
9. **Next Meeting October 15th, 2015 (check PBPG website for updates as this date may change)**

RESIDENTIAL PROJECT DESIGN CHECKLIST FOR PACIFIC BEACH ECODISTRICT COMPATIBILITY (DRAFT 9/12/2015)

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.

Those measures with (*) are required, unless demonstrated by the applicant that compliance is not feasible.

Project Name:	Date:
Location:	
Type:	Size:

ECODISTRICT PERFORMANCE AREAS

	Measure	Source	Y	N	N/A	Need Info
Appropriate Development	Interdisciplinary team that includes LEED H accredited professional	LEED H ID 1.2 & 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Location and Linkages per LEED H LL (<i>all development in PB meets basic criteria</i>)	LEED H LL	<input type="checkbox"/>	<input 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 H SS 3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inclusion of affordable, workforce housing, or generational housing components	Economic Prosperity Element (SD General Plan), bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	*Encourage community connectivity and "eyes on the street" (windows and entries oriented to street, avoid high walls and hedges that cause separation)	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Active frontages (provide patios, decks, gardens, or other active spaces in frontage)	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserve existing building(s)	LEED ND GIB 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide variety of housing units, office space, community retail, recreation amenities	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Health and Well Being	*Durability Assurance (Mold Prevention) per LEED H ID 2	LEED H ID 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Indoor air quality per LEED H EQ (includes non-toxic materials and ventilation)	LEED H EQ	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Prohibit smoking	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Create usable outdoor spaces with shade and greenery	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	*Support "age-in-place" with accessibility design and improvements	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Build according to Universal Design Principles	LEED ND NPD 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments/Notes:						

PB Iden	Hold Design Charrette organized through Planning Group	LEED H ID 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Ensure that design is compatible with neighborhood and consistent with Community Plan	Urban Design Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		(SD General Plan), bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Purchase and install PB branded materials, e.g. Bike racks, storm drain stencil	Urban Design Element (SD General Plan), bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Invite local school students for field trips to observe sustainable construction	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Access and Mobility	*Designate secure area on-site for bike parking	LEED ND SLL 4, bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Provide designated space for mobility sharing (i.e. Car2Go, bike share)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide improvements that support non-car travel choices to connect to transit, schools, and village centers (e.g. bike / skateboard storage, streetscape improvements for non-car travel, paint sharrows, etc.)	Urban Design Element (SD General Plan), Pacific Beach Community Plan, LEED ND SLL 4, bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Donate to or assist with the PB Pathway projects – purchase and install PB Pathway signage on designated routes	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

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 H ID 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Energy Star Performance	LEED H EA 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exceptional energy performance, construct above minimum energy conservation measures	LEED H EA 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Efficient hot water distribution	LEED H EA 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Hot water pipe insulation	LEED H EA 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*HVAC refrigerant management per LEED H EA 11 or avoid installation of HVAC with whole house fan or other ventilation systems	LEED H EA 11, bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Programmed lighting	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Incorporate building insulation and air seals	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install LED Lights	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Install renewable energy source	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Utilize passive energy technologies	bBP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the community district energy pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Water	*Basic Landscape Design (drought-tolerant landscape that is not on slopes or in shape, use of mulch and/or amendments, tilled compacted soil)	LEED H SS 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Minimize or eliminate conventional turf	LEED H SS 2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant drought tolerant plants	Urban Design Element (SD General Plan), LEED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	H SS 2.4				
Install rainwater harvesting system (roof collection or other)	LEED H WE 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install greywater system(s)	LEED H WE 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install high efficiency irrigation system per LEED H WE 2.1 or substantially reduce demand	Urban Design Element (SD General Plan), LEED H WE 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install 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)	Urban Design Element (SD General Plan), LEED H WE 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install sensed irrigation systems (e.g. soil sensors)	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donate to or assist with the community water harvesting pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:					

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 H SS 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Maximize lot permeability with landscaping, permeable pavement and other surfaces, directing impervious to infiltration areas)	Urban Design Element (SD General Plan), LEED H SS 4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanent erosion control (terraced slopes and landscaping)	LEED H SS 4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Retain and treat stormwater on site, manage roof runoff on site (vegetated roof, drain to infiltration areas, or collect roof runoff)	Urban Design Element (SD General Plan), LEED H SS 4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Construct stormwater filtration in public right of way	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Reduce non-permeable paving to minimum area possible	LEED NDP 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant maximum number of trees on-site possible	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Plant street trees	LEED NDP 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserve existing trees, on-site habitat or provide site design for habitat	LEED ND GIB 7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Focus exterior lighting down, provide adequate pedestrian lighting and prevent light pollution	Urban Design Element (SD General Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Restore on-site habitat or provide site design for habitat	LEED ND SLL 7-8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the community habitat restoration project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Donate to or assist with the stormwater pilot project	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments/Notes:						

Materials Management	Use non-toxic pest control per LEED H SS-5, particularly termite control	LEED H SS 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Implement material efficient framing per LEED H MR 1	LEED H MR 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use FCS wood only, do not use tropical wood	LEED H MR 2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Use environmentally preferred products (recycled content, low emissions, and/or local)	LEED H MR 2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Achieve zero waste construction	bPB	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
	Use low carbon logistics e.g. deliveries to site	bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reuse existing building materials	LEED H MR 2.3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	*Recycle existing building materials and reduce construction waste	Urban Design Element (SD General Plan), LEED H MR 2.3, bPB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments/Notes:						

Reference Information

LEED = Leadership in Energy & Environmental Design

LEED H = LEED for Homes, see <http://www.usgbc.org/guide/homes>

LEED ND = LEED for Neighborhood Design, see <http://www.usgbc.org/resources/leed-neighborhood-development-v2009-current-version>

LEED H is a green building certification program developed and administered by the US Green Building Council that recognizes best-in-class building strategies and practices. Many projects seek LEED H certification to demonstrate their commitment to sustainability and many LEED H criteria are relevant to the EcoDistrict performance areas. Specific relevant LEED H for Homes criteria are cited so more information can be readily obtained. ID=Innovation and Design Process; LL=Location and Linkages; SS=Sustainable Sites; WE=Water Efficiency; EA=Energy and Atmosphere; MR=Materials and Resources; EQ=Indoor Environmental Quality; EA=Environmental Awareness. Many resources are available online that describe these criteria. For more information, visit the websites listed above, or consult a LEED accredited professional.

bPB = BeautifulPB <http://beautifulpb.com/>

City of San Diego General Plan <http://www.sandiego.gov/planning/genplan/>

City of San Diego Urban Design Element <http://www.sandiego.gov/planning/genplan/pdf/generalplan/adoptedudelem.pdf>

More can be added here.

PLEASE SUBMIT SUGGESTIONS OR COMMENTS TO Chris Olson e-mail OLY7@att.net or visit PBPG website <http://www.pbplanning.org/subcommittees/commercial-residential-mixed-use-subcommittee/>