

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Thursday, June 16, 2016 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 7/11/2016)*

1. **Welcome / Introductions** – Jason, Karl, Don, Maggie, Kristin, MaryAnn
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
  - a. **Don Gross:** Commercial project on first block of Garnet. Didn't come through the planning group at all.
3. **Projects for review (Action items) –**
  - a. **Project Name** – 1141 Felspar Townhomes CDP TM, Project: 466647 **Description** – Legal change for a condo map for a 4-unit apartment building located at 1141 Felspar.
    - i. **Project Manager:** Jeff Robles
    - ii. **Applicant:** Maggie Roland, **Owner:** Pacific Beach LTDS
    - iii. **Plans by:** Dan Linn
    - iv. **Motion:** Motion to approve as presented. Karl 1<sup>st</sup>. Jason 2<sup>nd</sup>. 2-0 approved
    - v. **Status:** docs received digital
    - vi. **Issues:** legal change for a condo map. Apartment construction was approved July 2015 by PBPG 13-3
  - b. **Project Name** – 1231 Thomas Ave TPM Condominium Conversion, **Description** – CDP and Temporary Map Waiver to convert an existing four-unit residential apartment building to condominiums on a 0.14 acre site. RM 1-1
    - i. **Project Manager:** MaryAnn Huybers
    - ii. **Applicant:** , **Owner:**
    - iii. **Plans by:**
    - iv. **Motion:**
    - v. **Status:** no digital files. Hard copy of cycle issues. Will postpone for a future meeting when more prepared.
    - vi. **Issues:** Outstanding structural, engineering, parking, landscaping, map check and electrical issues:
4. **(Time Permitting) Update on Community Planning Projects**
  - a. **Balboa Avenue Station Area Specific Plan (City of San Diego) - Henish**
  - b. **ReWild, a.k.a. Mission Bay Wetland Feasibility Study (San Diego Audubon Society)**
  - c. **PB Middle School / YMCA Joint occupancy - conceptual design and feasibility study (SDUSD) - Open**
  - d. **PB to Mid-Coast/Balboa Advanced Planning Study (SANDAG) - Olson**
  - e. **Barnard Elementary / Joint Use – proposal evaluation (SDUSD) - Open**
  - f. **De Anza Special Study Area (City of San Diego) - Olson**
  - g. **Pacific Beach Greenways, Parks and Transit Plan (City of San Diego/SANDAG) - Olson**
  - h. **Rose Creek Bikeway (SANDAG) and Pedestrian Bridge (SD County Bicycle Coalition)**
  - i. **City of SD Climate Action Plan implementation in PB**
5. **Pending Projects for future review – (Information only)**
  - a. **Project Name – , Description** – 875 Garnet
    - i. **Project Manager:**
    - ii. **Applicant:** Jim Alcorn, **Owner:**

- iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:** Haven't received any documents yet. Requested postponement for potentially April 2016
- b. **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: Corey Thomas, Owner:** Justin La Frantz
  - iii. **Plans by:** Di Donato Associates
  - iv. **Motion:**
  - v. **Status:** Applicant was “no show” in April. Neighbors have concerns about driveway location. Sent e-mail to Kevin Bussett on 6/5/2015 and Corey Thomas with requirements. Received response that they will contact PBPG when ready for review. 11/10/2015 sent request for update to S. Teasley and it was resubmitted in October 2015. Review due November/December.
- c. **Project Name** – Opal Street Residence, Project 469705, **Description** –
- i. **Project Manager:**
  - ii. **Applicant: Dan Linn, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- d. **Project Name** – Oliver Ave Residences CDP Project 347782, **Description** –
- i. **Project Manager:** Sandra Teasley
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- e. **Project Name** – Sprint Rose Creek Project 430519, **Description** –
- i. **Project Manager:** Simon Tse
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- f. **Project Name** – Kramer Remodel MW Project 444380, **Description** –
- i. **Project Manager:** Francisco Mendoza
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- g. **Project Name** – T-Mobile San Carlos Rec CUP, Project 462728, **Description** –
- i. **Project Manager:** Sandra Teasley
  - ii. **Applicant:, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- h. **Project Name** – Ingraham & Felspar – CDP, NDP, Project 452900, **Description** –

- i. **Project Manager:** Francisco Mendoza
- ii. **Applicant: , Owner:**
- iii. **Plans by:**
- iv. **Motion:**
- v. Status: Inform Thom Hines (thmh@webhines.com) when on agenda

i. **Project Name – , Description –**

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

j. **Project Name – , Description –**

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

k.

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**6. Adjournment**

**7. Next Meeting February 18, 2016 (check PBPG website for updates)**