

**Pacific Beach Community Planning Group**  
**Commercial/Residential/Mixed-Use Subcommittee**  
**Thursday, October 20, 2016 – 5:00PM**  
**PB Library Community Room**  
*Agenda (updated 10/21/2016)*

1. **Welcome / Introductions** – Catherine Verniault - concerned neighbor, Ben Ryan, Kristen Victor, MaryAnn Reed, Jim Alcorn, Tony Franco, Brian Curry
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
  - a. **Chris Olsen:** Improve safety on streets: Looking at repaving in PB with consideration for PB Pathways. How to increase safety just with paint. Presented at City of SD bicycle advisory committee. City didn't have anything planned. Will get bicycle lanes.
  - b. **Kristen Victor:** 2 petitions: Shift farmer's market from Bayard to Garnet. Mayor's office: 2 acres of De Anza to make it a temporary garden space for the next 5 years.
3. **Projects for review (Action items) –**
  - a. **Project Name** –Thomas Ave Condo Conversion 462728, **Description** – Coastal Development Permit & Tentative Map Waiver to convert an existing four unit residential apartment building to condominiums on a 0.14 acre site. The property is located at 1231 Thomas Ave in the RM 1-1 zone of the Pacific Beach Community Plan Area, Coastal Overlay (Non-Appealable) within Council District 1.
    - i. **Project Manager:** Jeff Robles
    - ii. **Applicant:** MaryAnn Huybers, **Owner:** CT Dream Realty
    - iii. **Plans by:** Accurate Land Survey
    - iv. **Motion:** Motion to approve with a 30 day minimum CC&R to prevent STVR and completion of both checklists and a planned location for trash/recycling. Approved 3-0.
    - v. **Status:** Most issues cleared.
    - vi. **Discussion:** 3 bed one bath each, 1,200 sf. Trash/recycle issues? No location for trash or recycling. New street light installed. Landscaping drought tolerant? Eco district or CAP checklist?
4. **Projects for review (Information only) –**
  - a. **Project Name** –Paseo Mews Townhomes Lofts & Shops, **Description** – 875 Garnet
    - i. **Project Manager:**
    - ii. **Applicant:** Jim Alcorn, **Owner:**
    - iii. **Plans by:**
    - iv. **Motion:**
    - v. **Status:** Preliminary review. Cycle issues not cleared. Applicant wants community feedback.
    - vi. **Discussion:** Future planning requirements may not require parking. Don't need retail on Hornblend. Get some public space at Garnet and Bayard in exchange for reduced parking requirement.
5. **Review [Climate Action Plan Consistency Checklist](#)**
  - a. The city has created a new checklist to provide a streamlined review process for proposed new development projects that are subject to discretionary review. The Pacific Beach EcoDistrict checklist served as a rough template for this new checklist. Let's review the documents and discuss the process for future project review.
  - b. *Amend EcoDistrict checklist minimally- change references. Keep this a living document. Remove "residential" from title. Chris Olsen will revise document.*

6. **(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**
  - j. **ARC property development (Open)**
  
7. **Pending Projects for future review – (Information only)**
  - a. **Project Name – 5122 Edgeworth Road Project 486903, Description –**
    - i. **Project Manager:**
    - ii. **Applicant: , Owner:**
    - iii. **Plans by:**
    - iv. **Motion:**
    - v. **Issues:** Concerned neighbors: Katherine 978.905.0174, Lindsey 858.335.9172, Nancy 619.297.9911, Matt 858.527.2727
  
  - 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.
    - vi. **Status:** Many outstanding issues. Received paper files.
  
  - 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** – T-Mobile San Carlos Rec CUP, Project 462728, **Description** –
  - i. **Project Manager:** Sandra Teasley
  - ii. **Applicant;, Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:**
- g. **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
- h. **Project Name** – 5122 Edgeworth Road Project 486903, **Description** –
  - i. **Project Manager:**
  - ii. **Applicant: , Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Issues:** Concerned neighbors: Katherine 978.905.0174, Lindsey 858.335.9172, Nancy 619.297.9911, Matt 858.527.2727
- i. **Project Name** – Haines Street Townhomes, Project 446317, **Description** –
  - i. **Project Manager:**
  - ii. **Applicant: , Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:** Received assessment letter digitally and paper plans.
- j. **Project Name** – Thomas Ave – CDP, Project 496888 , **Description** – Demo two existing SFR and two detached garages and construct two new residential single dwelling units with two new detached garages for a total of 5,412 SF. The 0.14 acre site zoned RM 1-1 and located on adjacent lots at 1356 Thomas Ave.
  - i. **Project Manager:**
  - ii. **Applicant: , Owner:**
  - iii. **Plans by:**
  - iv. **Motion:**
  - v. **Status:** Paper plans received. 9/21/16 – Most issues outstanding.
- k. **Project Name** – Wilbur Avenue Homes CDP, **Description** – Process 2 CDP to demo SFR and construct 2 SFRs on 2 legal 3,125 sf lots. Each home will be 2,340 sf with a 397 sf detached carport, located at 867 & 871 Wilbur Ave in the RM 1-1 zone in PB Community Plan, Coastal Overlay Zone (Non-App Area 2), Coastal Height Lim Overlay Zone and CD 2.
  - i. **Project Manager:** Karen Bucey
  - ii. **Applicant:** Rebecca Marquez, **Owner:** Ben Ryan

iii. **Plans by:** Golba Architecture, Inc

iv. **Motion:**

v. **Status:** Paper plans Received

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:**

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**8. Adjournment**

**9. Next Meeting November 17, 2016 (check PBPG website for updates)**