

Pacific Beach Community Planning Group
Commercial/Resial/Mixed-Use Subcommittee
Thursday, March 16, 2017 – 5:00PM
PB Library Community Room
Minutes (updated 4/9/2017)

1. **Welcome / Introductions:** Henish Pulickal, Karl Rand (Minutes), Jason Legros, Ben Ryan, Tim Golba, Fahrzin Hemmati
2. **Non Agenda Public Comment – (Information Only, non-debatable)**
Don Gross: Bid has been made for overpass bridge project, CIP meetings needed.
3. **Projects for review (Information items) –**
 - a. **Project Name –** Paseo Mews 170214, **Description –** Mixed use phased development of 20 new residential townhomes/live work lofts and retail for a total of 46,256sf.
 - i. **Project Manager:**
 - ii. **Applicant:** Jim Alcorn, **Owner:** 875 Garnet Associates, LLC
 - iii. **Plans by:** Tim Golba
 - iv. **Motion:** Informational only.
 - v. **Status:** No assessment letter yet.
 - vi. **Issues:** 3 variances requested are pending
 1. Retail Parking – 1.7 spaces/1000 sq ft
 2. Retail Height - 15 feet requirement
 3. Retail – None facing Hornblend
 - vii. **Discussion:** Apartments for rent, not for sale. Zoned C42 mixed use. Phase 1 is retail, phase 2 is residential units averaging 1850 sq.ft. Solar panels, water recovery system.
 - b. **Project Name –** 5122 Edgeworth Road Project 486903, **Description –** Tentative Map to subdivide one lot into two, and a Site Development Permit to remodel an existing single dwelling, add a companion unit, and construct one additional dwelling and companion unit located at 5122 Edgeworth Road. 0.97-acre site.
 - i. **Project Manager:** Mehrdad Firouzeh
 - ii. **Applicant:** Mehrdad Firouzeh, **Owner:** Fahrzin Hemmati
 - iii. **Plans by:** MSA & Associates
 - iv. **Motion:** Informational only.
 - v. **Issues:**
 1. Concerned neighbors: communicated or left messages with Henish
 2. FAR, BMZ, Height, ADA compliance, Parking, Environmental, drainage,
 - vi. **Discussion:** 2014 Purchase by owner; 10,000 min sq ft in CCR; variance required for 3 homes, so plan is for only 2; initial plan 40 years ago; add 600 sq ft to existing unit A; add new 4300 sq ft unit B; Henish questions on height limit and bio/eco report; Neighbor Jennifer Grebbing concerns of size; Neighbor Jim Lindsay concern of size, CCR; Neighbor next door Katherine concerns with view, size, landscaping, CCR lot 78 Harmony for single lot; Short Term Vacation Rental concern of neighbors; Henish notes new City Attorney opinion on STVR addresses that concern.

4. Projects for review (Action items)

- a. **Project Name** – Shasta Street Homes 519558, **Description** – The project proposes the removal of an existing 1,024 square foot one-story Single Family residence on two existing legal lots and the construction of a two new single family homes, one on each existing legal lot.
 - i. **Project Manager:** Karen Bucey
 - ii. **Applicant:** Tim Golba, **Owner:** Shasta Residential Properties LLC, Joel Berman
 - iii. **Plans by:** Tim Golba
 - iv. **Motion:** Jason, 2nd Ben; Approved 3-0 (Jason, Ben, Karl)
 - v. **Status:** Need PB ecodistrict checklist
 - vi. **Issues:** Setbacks, FAR, height, street trees, sidewalks, alley, ADA curb ramp, driveway width,
 - vii. **Discussion:** Create 2 fee simple homes instead of cloud condos; variances obtained from city with condition that FAR transfer limit restriction will be in the deed.

 - b. **Project Name** – The Boulevard 523426, **Description** – Demolition of a previously operating restaurant at 4253 Mission Blvd for the construction of a 34,192 square-foot, 3-story mixed use development consisting of 16, 3-bedroom apartment (for rent) units over ground floor retail with on-grade parking.
 - i. **Project Manager:** William Zounes
 - ii. **Applicant:** Tim Golba, **Owner:** PB Ocean Condos LLC, Robert Megdal
 - iii. **Plans by:**
 - iv. **Motion:** Jason, 2nd Ben; Approved 3-0 (Jason, Ben, Karl)
 - v. **Status:** All files in
 - vi. **Issues:** Building height, parking, alley parking access, trash/recycle area, landscaping, ADA access, structural, coastal commission issues, SDPD issues, no restaurants allowed (parking restrictions)
 - vii. **Discussion:** Height rule being reviewed; parking is more than required.
- Ben Ryan departs meeting
- c. **Project Name** – Beryl Street CDP 532129, **Description** – Demolish an existing residential structure and construct two 2,343 square-foot single dwelling units on two contiguous lots. The 0.14-acre site is located at 835 Beryl Street.
 - i. **Project Manager:** Tim Daly
 - ii. **Applicant:** Tim Golba, **Owner:** Ben Ryan
 - iii. **Plans by:**
 - iv. **Motion:** Jason, 2nd Karl; Approved 2-0 (Jason, Karl)
 - v. **Status:** All files in
 - vi. **Issues:** 20 ft setback
 - vii. **Discussion:** Meets all requirements.

 - d. **Project Name** – Wilbur Ave CDP 532189, **Description** – Demolish an existing residential structure and construct two 2,343 square-foot single dwelling units on two contiguous lots. The 0.14-acre site is located at 851 Wilbur Avenue.
 - i. **Project Manager:** Tim Daly

- ii. **Applicant:** Tim Golba, **Owner:** Ben Ryan
- iii. **Plans by:** Tim Golba
- iv. **Motion:** Jason, 2nd Karl; Approved 2-0 (Jason, Karl)
- v. **Status:** All files in.
- vi. **Issues:** 45-degree angled building envelope, 20 ft setback,
- vii. **Discussion:** 45-degree is nonissue; meets all requirements.

Meeting adjourned 7:20 pm

5. (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)**

6. Pending Projects for future review – (Information only)

- 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:** 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.
- b. **Project Name** – Opal Street Residence, Project 469705, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** Dan Linn, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- c. **Project Name** – Oliver Ave Residences CDP Project 347782, **Description** –
 - i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**

- iv. **Motion:**
 - v. **Status:**
- d. **Project Name** – Sprint Rose Creek Project 430519, **Description** –
 - i. **Project Manager:** Simon Tse
 - ii. **Applicant:, Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
- e. **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:**
- f. **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
- g. **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.
- h. **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.
- i. **Project Name** – 3954 Lamont Street for a Conditional use Permit (Change) PTS# 483120
Description –
 - i. **Project Manager:**
 - ii. **Applicant:** Jose Martinez, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Received digital plans and paper plans. Nothing else. May present January 2017.
- j. **Project Name** – Lion’s Den DCP, **Description** – Demo 2 homes, build 4 unit apt. at 1828-1830 Grand Ave. 499741
 - i. **Project Manager:** John Fisher
 - ii. **Applicant:** Francisco Godinez, **Owner:**

- iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans. Updated assessment letter dated 12/7/16.
- k. **Project Name** – Emerald CDP 513720 , **Description** – convert garage to companion unit, build new carport and guest quarters above.
 - i. **Project Manager:** Sandra Teasley
 - ii. **Applicant:** Aaron Borja, **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans. Assessment letter 11/28/16. Many outstanding cycle issues
- l. **Project Name** – Law Street CDP 515279, **Description** – Demo 2 houses, construct 2 new houses.
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- m. **Project Name** – Grand Ave Townhomes, **Description** – 477022
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Received paper plans and cycle issues (many outstanding)
- n. **Project Name** – 4655 Santa Monica, 521097, **Description** – Single Family Dwelling
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Received paper plans
- o. **Project Name** – Costa Rivera 519207, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper Plans and digital assessment letter
- p. **Project Name** – Kramer CDP/SDP/TM 528826, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- q. **Project Name** – ECO Block 530518, **Description** –
 - i. **Project Manager:**
 - ii. **Applicant:** , **Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper assessment letter

- r. **Project Name – Wilbur Ave Homes 532670, Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper Plan
- s. **Project Name – Fairfield Marriott Suites 530427, Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:** Paper plans
- t. **Project Name – , Description –**
 - i. **Project Manager:**
 - ii. **Applicant: , Owner:**
 - iii. **Plans by:**
 - iv. **Motion:**
 - v. **Status:**
 - vi. **Issues:**
- u.

7. Adjournment

8. Next Meeting April 20, 2017 (check PBPG website for updates)