



# Pacific Beach Planning Group

Commercial / Residential / Mixed Use Subcommittee ("CRMS")

<http://www.pbplanning.org/subcommittees/commercial-residential-mixed-use-subcommittee/>

**Tuesday, January 16, 2018 – 5:30PM**

**PB Library Community Room**

*Meeting Minutes*

## **1. Welcome by Chair Karl Rand / Introductions**

**Members Present:** Ben Ryan, Steve Pruett, Henish Pulickal, Chris Olson, and Jim Morrison

**Public Attendees:** See attendance sheet

## **2. Non Agenda Public Comment – (Information only, non-debatable)**

Don Gross discussed the sewer line capacity problems in PB

## **3. Incentive Based Zoning Proposal for Coastal Development (Action Item)**

Sharon Wempler and Diana Scheffler of Citizens for Responsible Coastal Development (CRCD) requested that PBPG send a letter to the City Council in support of their Incentive Based Zoning Proposal for Coastal Development. CRCD reviewed their PowerPoint presentation that explains their proposal. CRCD pointed to Coronado as an example of their concept. Ben Ryan agreed the system is broken, but expressed his disapproval of the specifics of the CRCD proposal. PB Architect Mark Norris advised studying the issue and CRCD proposal carefully before making any recommendation. Chair Rand offered to draft letter language for consideration at the general meeting.

## **4. Balboa Avenue Station Area Specific Plan (Action Item)**

Chris Olson reviewed the plan as presented by the City on December 14, and offered proposed comments and recommendations for a letter to the City. Motion to present the recommendations to the full board made by Olson, 2<sup>nd</sup> by Pruett, and approved 5-0.

## **5. Projects for review (Action item)**

### **a. 580911 – Felspar Condos**

**Description:** Tentative map waiver for the creation of two residential condominium units currently under construction at 2112 and 2114 Felspar Street.

- i. **Applicant:** Karla Ramos **Owner:** FLPFS LLC
- ii. **Plans by:** Ballerno Design Associates.
- iii. **City Project Manager:** Sara Hatinen
- iv. **Status:** Cycle 2
- v. **Issues:** No apparent issues
- vi. **Discussion:** Neighbor Tom Kirk expressed extensive objections to the project itself, but none focused on the condo map waiver issue. Board discussed standards for reviewing condo map waivers.
- vii. **Motion to Approve:** by Ryan, 2<sup>nd</sup> by Pruett, Vote 5-0 to approve.

**6. Adjournment. Next Meeting is scheduled for Thursday, February 22, 2018  
(check PBPG website for agenda)**