

PACIFIC BEACH COMMUNITY PLANNING COMMITTEE AGENDA FOR MARCH 26, 2008

6:30 PM Call to Order, Quorum, Approve minutes of February 27, 2008 meeting, Adoption of Agenda
Non-Agenda Public Comment: This provides the public an opportunity to address the Planning
Committee on any matter of interest NOT scheduled on the agenda. Subject matter must be within the
Planning Committee's jurisdiction. Comments are limited to no more than 3 minutes total per subject,
regardless of the number of those wishing to speak. Pursuant to open meeting laws, no discussion or
action, other than a referral, shall be taken during non-agenda comment.

Chair's Report, Kathy Mateer: Results of Election

Government Office Reports:

Mayor Sanders:

Council District 2, Thyme Curtis for Kevin Faulconer:

Long Range Planner for Pacific Beach, City of San Diego, Lesley Henegar:

Presentations: Don Gross, Update on Pacific Beach Drive Sidewalk Project

Action Items:

1600 sq. ft. roof top deck on top of existing parking at "The PB Shore Club" on Grand at Ocean.

Presentation by Sub-Committees for Residential and Commercial/Mixed Use Projects:

Residential Projects: (Kathy Mateer filling in for Barry Schneider)

4070 Dawes Street: Project 147937 - "Brandt Residence" A process 3 Variance to amend Variance C-4701 to reduce the required setbacks for a remodel to an existing single family dwelling on a 5,758 sq. ft. site in the RS 1-7 zone, State Coastal, Coastal Height Limit overlay zone, First public Roadway, Parking impact overlay zone, Residential tandem parking overlay zone.

Recommendations by subcommittee: Take out planter in public right-a-way, Soften project with more landscaping and less concrete, Designate enclosed area for trash and recycling.

3790 Riviera Drive: Project 132231 - Tentative Map to convert 24 existing rental apartments to condominiums in the RM 2-5 Zone. The proposed Tentative Map application is to convert 24 existing residential units to condominiums. The site is located in the RM2-5 zone within the coastal height limitation overlay zone, state coastal permit jurisdiction, the parking impact (coastal and beach) overlay zone (PIOZ), residential tandem parking overlay zone, first public roadway of the Pacific Beach Planned District.

Recommendations by subcommittee: No Issues

Commercial/Mixed Use Projects: (Jim Lester)

Riva Mixed Use Project

(See letters presented or mailed to Committee by neighbors) 610 Emerald Street, CV1-2, P3, CDP, Map Waiver

Demolish a 28 unit motel and construct 5 residential condos and 3 owners to keep condos to be managed by Tower 23.

Electric, automatic, stackable parking.

Ad-Hoc Committee Reports:

Elections: (Jeton Prince)

By-Laws: (Jim Lester) ACTION ITEM: Replace existing wording of Section 2, B, as suggested by City Attorney's office

Traffic & Parking (Jim Morrison)

Community Plan Amendments- Design Guidelines (Marcie Beckett)

Neighborhood Code Compliance (Barbara Williams)

Special Events: (Barbara Williams)