



Pacific Beach Planning Group

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**Pacific Beach Taylor Library
4275 Cass Street, San Diego, CA 92109
Wednesday June 26, 2013: 6:30-8:30 pm
AGENDA**

- Item 1 - 6:30 **Call to Order, Quorum**
- Item 2 **Current Agenda - Modifications and Approval**
- Item 3 **May 22, 2013 Minutes - Modifications and Approval**
- Item 4 **Chair's Remarks**
Introductions, CPC, Other
- Item 5 – 6:45 **Non-Agenda Public Comments** (Note: 2 minutes maximum per speaker)
Issues not on Agenda and within the jurisdiction of Pacific Beach Planning Group.
- Item 6 – 7:00 **Government Office Reports (Informational Item)**
Council District 2 – Ian Clampett
- Item 7 – 7:10 **Commercial and Residential Projects – Curtis Patterson (Action Items 1-3)**
1. DeBlois Residence (PTS# 321843)
Address: 658 Pacific View Drive
Description: Demolish older SFR and construct SFR
Presenter: Eric Buchanan
Motion to Approve (Subcommittee Vote: 4-0-0)
 2. Crabtree CDP (PTS# 317537)
Address: 1032 Wilbur Avenue
Presenter: Carlos Crabtree
Description: Demolish existing garage and construct garage with dwelling unit.
Motion to Approve (Subcommittee Vote: 3-0-1)
 3. Honeycutt Street Residences (PTS# 32183)
Address: 3966 Honeycutt Street
Presenter: Scot Frontis
Description: Demolish older SFR and construct SFR
Motion to Approve or Deny (Subcommittee Vote: n/av)
- Item 8 – 7:40 **Code Compliance Subcommittee – Joe Wilding (Action Items 1-2)**
1. Motion to create a PBPG form letter for code compliance violations.
 2. Motion to adopt PBPG letter to City Attorney.
Re: Medical marijuana dispensary code compliance violations.
- Item 9 – 7:50 **Ad Hoc By-Laws & Elections – Eve Anderson (Action Item 1)**
1. Motion to adopt amendments to PBPG by-laws (elections).
 2. PBPG vacancy procedures.

Item 10 – 8:10 **Traffic & Parking Subcommittee – Paul Falcone (Action Item 1)**
1. Motion to approve bike corral at 1460 Garnet (Mr. Frosty's & PB Cabo)

Item 11 – 8:15 **EcoDistrict Town Hall Meeting – Saturday June 29th (10:00am - 2:00 pm)**
Chris Olson and/or Kristen Victor

Item 12 – 8:25 **Communications Subcommittee – John Shannon**

Item 13 **Other Reports to PBPG (Time Permitting)**
Community Events Committee – Billy Ramirez
PB Parks – Chris Olson
Mission Bay Gateway Project – Scott Chipman

Item 14 – 8:30 **Adjournment**

(Next Meeting: July 24, 2013)

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Thursday June 13, 2013 12:00PM
PB Library Community Room**

Minutes – Prepared by: Curtis Patterson, curtis@pattersoneng.com

Note: Action items at the subcommittee level are used as an advisory to the full PBPG and should not be sent to the city as an action by the Full board.

1. **Project Name – DeBlois Residence**
 - a. **Presenter** – Eric Buchanan & Mark Morris (Architects)
 - b. **Residential/Commercial/Mixed-Use** – Residential
 - c. **City Project Number** – PTS# 321843, Project Manager Sandra Teasley, steasley@sandiego.gov
 - d. **Description** – CDP to demolish an existing one-story, single family residence and construction of a 2,865 square foot, two-story residence with a roof deck on a 0.12-acre lot located at 658 Pacific View Drive. RS-1-7 Zone, 1st Public Roadway, Coastal, Coastal Height, and Parking Impact Overlay Zones with in the Pacific Beach Community Plan.
 - e. **Discussion** – The proposed structure will remain a single family residence with one structure on the lot. The garage has been included in the FAR.
 - f. **Motion (Action Item)** – Approve the project as presented. **Passed 4-0**
2. **Project Name – Crabtree CDP**
 - a. **Presenter** – Carlos Crabtree (Owner), Ron Self (Architect)
 - b. **Residential/Commercial/Mixed-Use** – Residential
 - c. **City Project Number** – PTS# 317537, Project Manager: Sandra Teasley, steasley@sandiego.gov
 - d. **Description** – CDP to demolish an existing garage and construct a 3-car garage with a residential dwelling unit above a 6,250 sq.ft. site at 1032 Wilbur Ave. RM-1-1 Zone, Coastal, Coastal Height, Geo 52, and Parking Impact Overlay Zones with in the Pacific Beach Community Plan.
 - e. **Discussion** – There was concern over the set back in the alley way. There were no parking calculations in the comments from the city. Update: Architect forwarded email from the Project Manager which stated that the parking is adequate for the proposed use.
 - f. **Motion (Action Item)** – Approve the project with parking calculation clarified. **Passed 3-0-1**, abstention was because the alley way set back was not fully understood.
3. **Project Name – 4 @ Lamont**
 - a. **Presenter** – Justin Tjalma
 - b. **Residential/Commercial/Mixed-Use** – Residential
 - c. **City Project Number** – PTS# 319096, Project Manager: Sandra Teasley, steasley@sandiego.gov
 - d. **Description** – CDP and Map Waiver to waive the requirements of a Tentative Map to demolish two single family residence and construct a new 6,424 square foot, two-story over

garage building with four residential condominiums on a 0.137-acre lot located at 3945 Lamont Street. RM-2-5 Zone, Coastal, Coastal Height, and Parking Impact Overlay Zones with in the Pacific Beach Community Plan.

e. Discussion – This was the second time that this project has been presented at the subcommittee. The response from all there was positive. The presenters did not have city comments available at the time of the presentation. Therefore it was decided to make a requirement that the comments did not significantly change the structure or parking requirements. As presented there is one more parking space that bedrooms which is over the city parking requirements.

f. Motion (Action Item) – Approve the project as long as cycle comments do not change the design. If comments are not available one week prior to the general meeting, the general meeting vote will be delayed. **Passed 4-0**

4. Project Name – Honeycutt Street Residences

a. Presenter – Scot Frontis (Architect), Rob Linton (Owner/Developer)

b. Residential/Commercial/Mixed-Use – Residential

c. City Project Number – PTS# 321383, Project Manager: Laura Black, lblack@sanidiego.gov

d. Description – CDP to demolish an existing on-story single family residence and construct a new 2,227 square foot, two-story with penthouse, and an exterior deck above the 2-car carport on a 2,975 square foot lot located at 3966 Honeycutt Street. RM-1-1 Zone, Coastal, Coastal Height, and Parking Impact Overlay Zones with in the Pacific Beach Community Plan.

e. Discussion –

i. These structures are similar in bulk, scale, and design as many other residences that we have reviewed.

ii. The carport will not be included in the FAR but the developer agrees to have the buyer sign a carport disclosure document.

iii. The developer has come up with a method to increase safety in the alley way. The method is to have a sensor in the alley and have flashing lights in the carport should there be movement in the alley. This will increase safety for alley pedestrians and drivers.

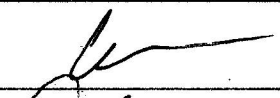
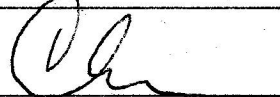



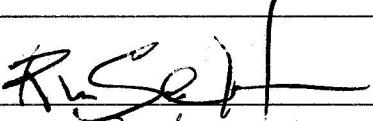



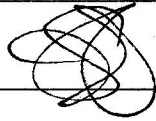
iv. A neighbor came to express concern over the project. The general concerns were privacy, increase in population in PB, and safety during construction.

f. Motion (Action Item) – Approve the project with buyer to sign carport acknowledgement. **Passed 3-0**

5. Non Agenda Public Comment – Information Items Only

6. Adjournment

PBPG - Development Subcommittee Sign in Sheet 6/13/2013

	Name	Affiliation	Email	Signature
1	Curtis Patterson	PBPG	curtis@pattersoneng.com	
2	CHRIS OLSON	PBPG	.	
3	PAUL FALCONE	PBPG	paul-falcone@hotmail.com	
4	MARK MORRIS	OASIS ARCH		
5	ERIC BUCHANAN	OASIS ARCH		
6	Carlos Crabtree	Home owner	crabtreec@gmail.com	
7	KEN SEITZ	ARCHITECT	ronseitzarchitect@cox.net	
8	Justin Tjalma	Project owner	Justin.Tjalma@gmail.com	
9	SCOT FRANTIS	FRANTIS STUDIO	SFRANTIS@GMAIL.COM	
10	DON GROSS	PBPG	dgross5@SAN.RR.COM	
11	SUSANA SWAP	next door neighbor	cjswap@gmail.com	
12				
13				
14				

Community Town Hall Eco District Meeting

ENVISION. CREATE. SUSTAIN.

Join us to discover the possibilities of an Eco District in
Pacific/Mission Beach and Mission Bay Park

Saturday, June 29th 10 AM - Noon

Mission Bay High School - 2475 Grand Ave, Pacific Beach

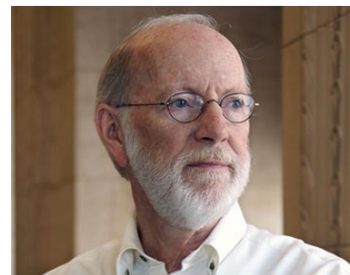
After Party: 12 - 2 pm at MBHS Seaside Farmers Market

Food, Entertainment & Continuing Conversations

SUPPORTERS

beautiful PB
beautiful MB
Mission Bay Park
PB Town Council
PB Planning Group
Rotary Club of Mission Bay
MB Women 's Club
MB Town Council
FOPBSS (Friends of PB Secondary Schools)
Mission Bay School Cluster
Discover PB
San Diego Green Building Council
BNIM Architects
Congressman Scott Peters
County Supervisor Ron Roberts
Councilmember Kevin Faulconer
Councilmember Lorie Zapf

FEATURING BOB BERKEBILE, FAIA / PRINCIPAL BNIM



Any list of accomplished, influential environmentalists and preservationists includes Bob Berkebile. Highly regarded by fellow professionals, Bob focuses on improving the quality of life in our society with the integrity and spirit of his firm 's work. In 2009, Bob received a Heinz Award from Theresa Heinz and the Heinz Family Foundation for his role in promoting green building design and for his commitment and action towards restoring social, economic and environmental vitality to America 's communities through sustainable architecture and planning. Bob is a founder of the AIA COTE. He was also listed as number 3 on a list of the Top 5 U.S. Individual Role Models for green and sustainable design in the 2009 Design Intelligence Sustainable Design Survey.

DREAM BIG. WORK TOGETHER.



AIA Committee on the Environment

