

**Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Wednesday, February 18th, 2015 5:30-6:30PM
Crown Point Junior Music Academy Library
4033 Ingraham St, PB 92109
Minutes**

1. **Attendance:** PBPG Board: Chris Olson, Brian Curry, Don Gross and Scott Chipman. Public attendance: Ambrose Wong, John Shannon, Russ Watson, Justin Fritsch and Julian Cadena (Student).
2. **Projects for review (Action items)**
 - a. No projects this month!
3. **Pending Projects for future review – (New topic)**
 - a. **Public Information:** It was agreed that pending projects will be listed on the subcommittee agenda and the PBPG website for informational purposes. Chris will contact the Beach and Bay press to inquire about making the information public in advance of PBPG review.
 - b. **Project Name** – Mission Blvd. CDP #379964, **Description** – CDP (process 3) to demolish and existing eating establishment and construct a 6,200 sq. ft. single story retail building on a 12,398 sq. ft. site zoned CV-1-2 at 732 & 748 Hornblend and 4450 & 4462 Mission Blvd.
 - c. **Project Name** – 1460 Thomas Ave Homes. #403617, , **Description** – CDP to demolish 2 existing homes on a 9,372 sq. ft. site zoned RM-1-1 and construct 3 detached residences.
 - d. **Project Name** –Stevens Residence #390897, **Description** – CDP (process 2) to construct a 600 sq. ft. companion unit to an existing residence on a 6,250 sq. ft. lot, zoned R-M-1-1 at 1556 Reed Ave
 - e. **Project Name** –Pacific Beach Car Wash #400466, **Description** – CUP (process 3) to demolish an existing Car Wash and construct a 4,547 sq. ft. car wash located at 2075 Balboa Ave on a 39,500 sq. ft. site zoned CC-1-3
 - f. **Project Name** –MBHS Channel Maint SCR #389568, **Description** – Process 2 to perform channel maintenance to restore & Maintain and existing storm water facility to original capacity
 - g. **Project Name** –Playa Pacifica Duplexes #398708, **Description** – CDP (process 3) and tentative map to demolish existing residences and construct 4 residential condominium units for a total of 8,108 sq. ft. on a 6,250 sq. ft. lot zoned RM-2-5 and located at 1625 Hornblend St.
4. **PBPG implementation of EcoDistrict Principles**
 - a. **PBPG Project Design Self-Assessment Tool:**
 - i. **Changes to process:** The group discussed the pros and cons of the self-assessment method. No changes at this time but the process might transition to guidelines or checklist rather than self-assessment.
 - ii. **Changes to tool:** The subcommittee will begin a detailed review of the tool to make it more relevant to the PBPG and the PB EcoDistrict and more specific on the elements/guidelines.
 - b. **Design Examples:** Time did not permit this discussion
 - c. **Electronic Plan Submittal / Communications:**

- i. **Discussion:** The City of San Diego requires applicants to submit multiple hard paper copies of plans. One hard copy is mailed to PBPG with cycle issues and distribution form. Sometimes projects require resubmittals and a second set is distributed. At the end of the process the City scans the plans and archives the information electronically. Many other cities have converted to a full or partial electronic process. This reduces paper, toner and other printing costs for design professionals, contractors and the public. This also allow for reduced costs in mailing, archiving, scanning and the retention of record storage for the City. Conversion to an electronic method of communication / review is consistent with EcoDistrict Principles and it will be more efficient.
- ii. **Proposal 1:** PBPG will request submission of Plans, Cycle Issues and Distribution Forms electronically rather than mailed hard copies. Applicants will be required to bring one full set of hard copies for presentation at all meetings. Eventually, our goal is to convert to electronic presentations if appropriate/feasible.
- iii. **Proposal 2:** PBPG would like to make all projects (Plans, cycle issues, distributions forms) more readily available to PBPG Board and the Public prior to meetings. This can be accomplished through electronic distribution and publication on PBPG website. The PBPG chair will take this proposal to the CPC for discussion / approval.

5. Update on Community Planning Projects

- a. **PBMS/YMCA (Sumek):** School projects will be on the PBPG agenda 2/25/2015
 - b. **TOD Planning Grant – Balboa Trolley Station (Henish)** This project is on PBPG agenda for March 25th.
 - c. **City of SD Climate Action Plan implementation in PB (?):** No update
 - d. **De Anza / MB Gateway (Chipman):**
 - i. Scott Chipman and Brian Curry met with several City of SD Dept. Heads and learned of a broad comprehensive process that will be directed by the Planning Dept. The process is outlined in a 2 page document and it will be distributed when it becomes available.
 - ii. At the Community Collaborators meeting this month there was universal agreement for community groups to get involved and lead a grass roots process for the future of this area.
 - iii. Motion: Olson, Second Chipman: PBPG to form an ad hoc committee to collect information, coordinate groups/organizations and the community to support the City process. Passed 3-0-0.
 - e. **PB Mobility Study (Olson):** No update at this time
 - f. **Joint Occupancy at Barnard Elementary (Sumek)** School projects will be on the PBPG agenda 2/25/2015
 - g. **ARC property development (Falcone):** No Report
- 6. Discussion on Venue / Time for subcommittee:** Although this was not discussed, it was noted that people attended the PBPG meeting who came for the Town Council meeting and visa versa. The meeting had participation from a 10 year old student from the elementary school.
- 7. Adjournment:** the meeting adjourned at 6:30pm to allow people to attend the PB Town Council
- Respectfully submitted, Chris Olson, Subcommittee Chairperson**

