

1250 Grand Avenue Units

PLANNING COMMISSION APPEAL

7-16-2026



4455 Lamont Street Suite 101
San Diego, CA 92109



Planning Commissioners, we respectfully submit the analysis below for the Appeal of the Multi-Family in-fill project at 1250 Grand Avenue. In this document we have addressed what we feel are the baseless claims outlined in the appeal as well as providing the Commission a much more detailed look into the site, the design concept, justification for this use on the site as well as the myriad of Codes and Planning Documents that not only justify but encourage exactly this type of project on this site. We thank you in advance for your time and consideration and will be available for any questions on the 16th and look forward to the hearing on this Approved Project Appeal.

Tim Golba, Principal GOLBA ARCHITECTURE inc.

1250 Grand Avenue Units

1 - DESIGN

PROJECT SYNOPSIS:

The project is designed around what we feel is a very appropriate use of the Complete Communities Housing Solutions program that was passed by City Council as a manner in which to encourage and incentivize infill Multi-family while requiring on site affordable housing as part of any project. The Coastal zone use of CCHS is Limited by a smaller floor area ratio of 2.5 (compared to 4.0, 6.5 or 8.0 in other neighborhoods) and also limited by compliance with the Coastal Height Limit (Prop D). These two limitations ensure no greater than a 3-story building and a 2.5 floor area ratio that effectively prohibits the design of excessively tall structures or bigger and bulkier buildings. This design is well under the 2.5 FAR allowed to incorporate design features, reduced bulk and scale and articulation that not only allows the building to “fit in” but a design which will be a positive addition to the Pacific Beach fabric.

We are providing this document to augment the Staff Report on this appeal and provide additional background To the commissioners for consideration. This location, on Grand Avenue in Pacific Beach is specifically called out For higher density in the Community Plan and was one of the prime areas for high density outlined in the AIA’s Eco District design exercise in 2012 where this type of housing was specifically encouraged including the higher density, smaller units and lower parking counts as well. This site truly is a textbook walkable site surrounded by services, Banks, groceries, restaurants and entertainment all within a several block walk. The site is also located on Grand Avenue which has convenient access to bus lines and the new Balboa Station for the Trolley.

For the project incentives, simple design features were modified such as removing bike and motorcycle parking since there is no garage or secure area or removing the RM zone requirement for a large common area that is simply not needed in this location and a typically negative feature in multi-family housing. Additionally, our Client demanded a higher quality design that would fit in nicely amongst the dated 1970’s stucco boxes that dominate Grand Avenue and we simply request the Planning Commission uphold the staff decision to approve this Coastal Development Permit for this affordable infill housing project. Given the compliance with the Land Development Code, PB Community Plan, Eco District guiding principles, Complete Communities Housing Solutions and the General plan, the near perfect walkable site, proximity to transit options and the beach vibe design, we would ask IF THIS PROJECT CAN NOT BE APPROVED AT THIS LOCATION, WHERE IN PACIFIC BEACH WOULD INFILL HOUSING BE BETTER SUITED? Or, could it be the Appellant simply does not want appropriate density near his home?

WHAT 1250 GRAND IS ABOUT

- *Providing a project that fully complies with the Land Development Code, Complete Communities Housing Solutions, the Pacific Beach Community Plan and the 30' Coastal Height limit.*
- *Providing density along an established and well traveled urban transit corridor with 17 new rental units and removes an site with 4 existing one bed units that are a blight on this well traveled corridor.*
- *Providing a project that follows the guiding principles of the ECO-DISTRICT of Pacific Beach that proposed high density, no car parking units along the primary corridors of Pacific Beach at a site that is a near perfect walk score literally near all!*
- *Providing a project free of ADU's and designed towards smaller units per the goals outlined in the PB Community Plan and will lead to a unit mix geared towards work force housing which is desperately needed in Pacific Beach*
- *Providing a design which follows the Complete Communities Housing Solutions criteria and allows a higher density in return for 40% of the base density being built as Deed Restricted affordable units.*
- *Providing a compatible bulk & scale development that matches with the existing fabric of development along Grand Avenue as well as giving up property frontage for a new wider and enhanced Public parkway.*
- *Providing a Sustainable project that goes well beyond simply putting PV panels on a roof and is designed as a LEED Silver energy efficiency standards Project!*
- *Providing an Architecturally interesting project with a wide variety of materials and enriched palette that embraces it's urban location versus much of the existing context which turns its back on the Streetscape!*
- *Providing density at a truly walk-able location that close to transit stops, groceries, entertainment, schools, recreation and shopping, all within a 1/2 mile radius!*

THE APPEAL

APPEAL POINT #1

Point #1 ~ “The determination that the project will not result in significant impacts to traffic, parking and neighborhood conditions is not supported by substantial evidence. The proposed 17 unit development on a 0.14 acre site will increase density in an already impacted Pacific Beach Area where parking and congestion are known concerns”

The appellant raises a claim of significant impacts if the project is approved but fails to provide even one specific fact or instance of the claimed significant impacts. Further, the project Specifically follows the guidelines from the Pacific Beach Community plan, the Land Development Code, Pacific Beach Eco District guiding principles, the Complete Communities Density Bonus program as well as the City of San Diego General Plan.

This location is EXACTLY where new Density is targeted to be located and **if not on this site**, along a transportation corridor, with a walkability score in the high 90's, located along the best Public transit options in all of Pacific Beach, then where would density ever be located that is a Better option? The fact is the appellant simply does not want any density located near their Home and as such would be classified as the Classic NIMBY.

APPEAL POINT #2

Point #2 ~ “The finding that the project conforms to the Pacific Beach Community Plan is not adequately supported. The scale and intensity of a three story 17 unit building Raises concerns regarding compatibility with surrounding development and neighborhood character”

The appellant again raises a claim of the project not conforming to the Pacific Beach Community Plan but fails to raise any specific points as to how it does not conform.

This document illustrates the specific compliance with the Pacific Beach Community Plan, the Pacific Beach Eco District document, the Land Development Code and the Complete Communities Density Bonus program and includes numerous images of the “fabric” and character of Grand Avenue in Pacific Beach where 3 story apartment buildings are located continually along this corridor. It is ironic that the appellant’s address is located immediately between a pair of 3 story housing structures yet somehow this project proposed only several doors away is not in keeping with the community character which is predominantly 3 story apartment buildings already.

APPEAL POINT #3

Point #3 ~ “The reliance on a CEQA categorical exemption (Section 15332 – in-fill Development) fails to adequately address potential exemptions, including cumulative impacts and unusual circumstances in a dense Coastal Community”

The appellant raises questions regarding the Environmental Approval of this project **HOWEVER THE ENVIRONMENTAL DOCUMENT WAS ISSUED ON 2/23/26 & APPROVED ON MARCH 9th 2026 & WAS NOT APPEALED AND AS SUCH, ONLY THE BUILDING APPROVAL IS BEFORE THE PLANNING COMMISSION ON APPEAL!**

Again, even if the Environmental document was before the Planning Commission today (which it is not), this location is EXACTLY where new Density is targeted to be located and **if not on this site**, along a transportation corridor, with a walkability score in the high 90's, located along the best Public transit options in all of Pacific Beach, then where would density **ever** be located that is a Better option in all of Pacific Beach?

The fact is the appellant simply does not want any density located near their home and as such they would be classified as a Classic NIMBY and their appeal is only based on any new Development NOT being in their Neighborhood!

APPEAL POINT #4

Point #4 ~ “The conclusion that the project will not significantly impact public services, Infrastructure, and circulation lacks sufficient supporting analysis”

The appellant again raises a claim of significant impacts if the project is approved but fails to again provide even one specific fact or instance of the claimed significant impacts. Further, the Project specifically follows the guidelines from the Pacific Beach Community plan, the Land Development Code, Pacific Beach Eco District guiding principles, the Complete Communities Density Bonus Program as well as the City of San Diego General Plan by locating density along an existing urban corridor that is completely walkable and transit friendly.

Even if the Environmental document was before the Planning Commission today, again, this location is EXACTLY where new Density is targeted to be located and **if not on this site**, along a transportation corridor, with a walkability score in the high 90's, located along the best Public transit options in all of Pacific Beach, then where would density **ever** be located that is a Better option in all of Pacific Beach?

The fact is the appellant simply does not want any density located near their home and as such they would be classified as a Classic NIMBY and their appeal is only based on any new Development NOT being in their Neighborhood!

1250 Grand Avenue Units

2 - SITE



SITE





SITE

Recher McFarlin Photography

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Prospect Financial Group Inc. BSA

Map 800, N027A, ULS Hwy, Map, 8/10/00



SITE

1250 Grand Avenue Units

3 - CONTEXT



Context of Multi-Family buildings on Grand Avenue in Pacific Beach



Context of Multi-Family buildings on Grand Avenue in Pacific Beach



Context of Multi-Family buildings on Grand Avenue in Pacific Beach



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Context of Multi-Family buildings on Grand Avenue in Pacific Beach

1250 Grand Avenue Units

4 - THE PROJECT

ALLEY

8" PVC SEWER, 23063-5-D

BACKUP DISTANCE

ALLEY WIDTH

48.21' FINISHED GRADE -
HIGH POINT OF SITE PER
PROP D & MTD UNIFORM
BUILDING CODE.

N14°02'32"W

124.49'

APN: 423-161-19 & 20,
LOTS 21 & 28,
BLOCK 232,
PACIFIC BEACH,
MAP 854
3 STORY 17 UNIT
MULTI-FAMILY
RESIDENTIAL
STRUCTURE

36" HIGH WALL
PER LANDSCAPE
PLANS

EXISTING PROP. LINE
PROPOSED PROP. LINE
AFTER DEDICATION

CONCRETE WALK

GRASS

PEDESTRIAN
ENTRANCE

GRAND AVENUE

RECYCLE, RECYCLE &
ORGANICS
144 SQ. TOTAL
RECYCL

EV CAPABLE
SPACE

EV READY
SPACE

SPACE #1
VAN
ACCESSIBLE

PER SDG 13.04.02(3)(B)

49.99'

N75°58'53"E

NO
PARKING

10'-1"

15'-0"

R.Y.S.B.

36" HIGH WALL
PER LANDSCAPE
PLANS

N14°02'42"W

124.51'

12" HIGH WOOD
FENCE, PER
LANDSCAPE PLANS

4'-0"

5'-0"

F.Y.S.B.

20'-0"

PL TO CURB

40'-0"

PL TO CL

20'-0"

CURB TO CL

40'-0"

PL TO CL

50.01'

N75°57'40"

40.56'

LOW POINT
WITHIN 5'-0"
STRUCTURE

1'-0"

5'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

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1'-0"

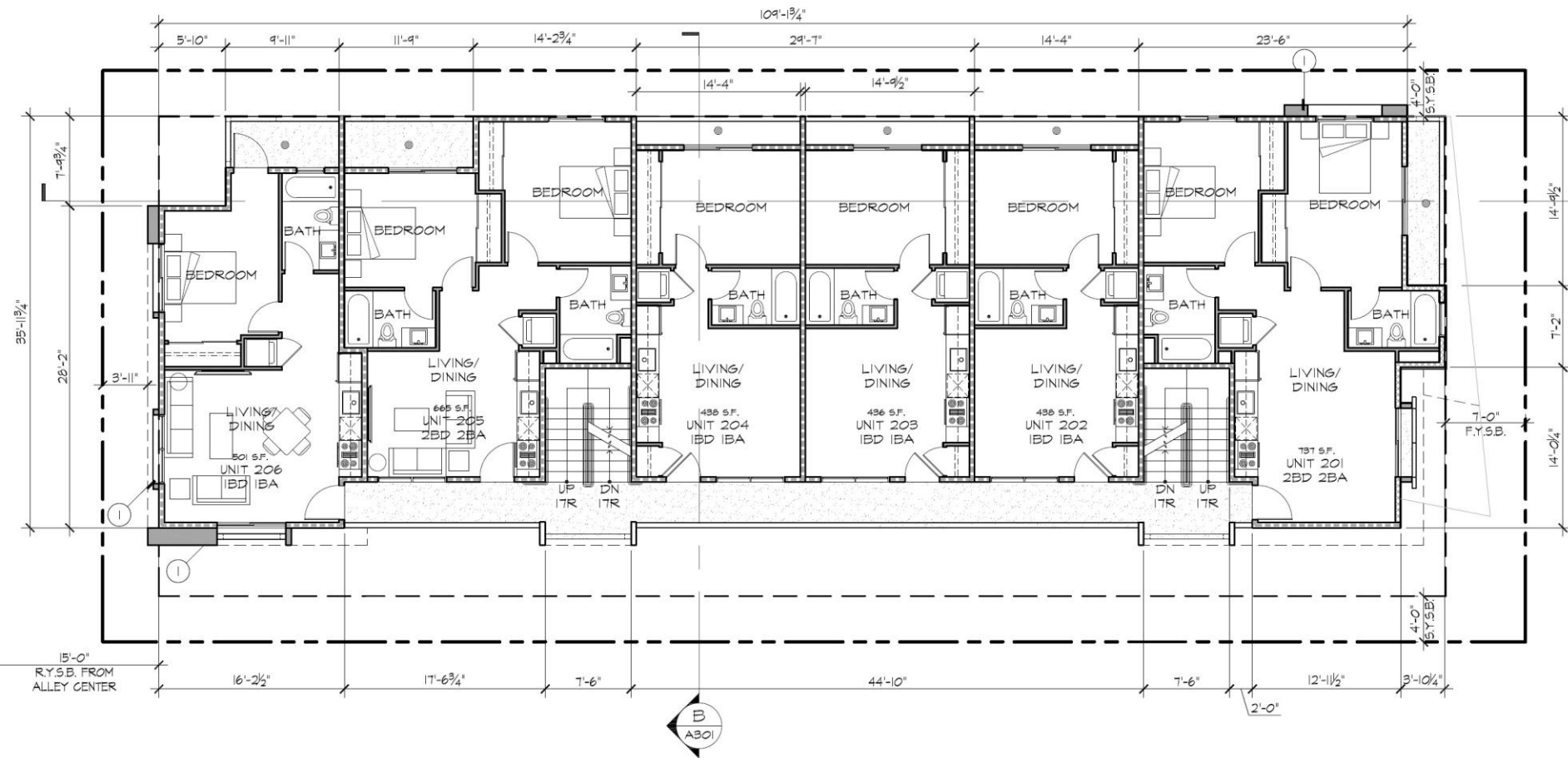
1'-0"

1'-0"

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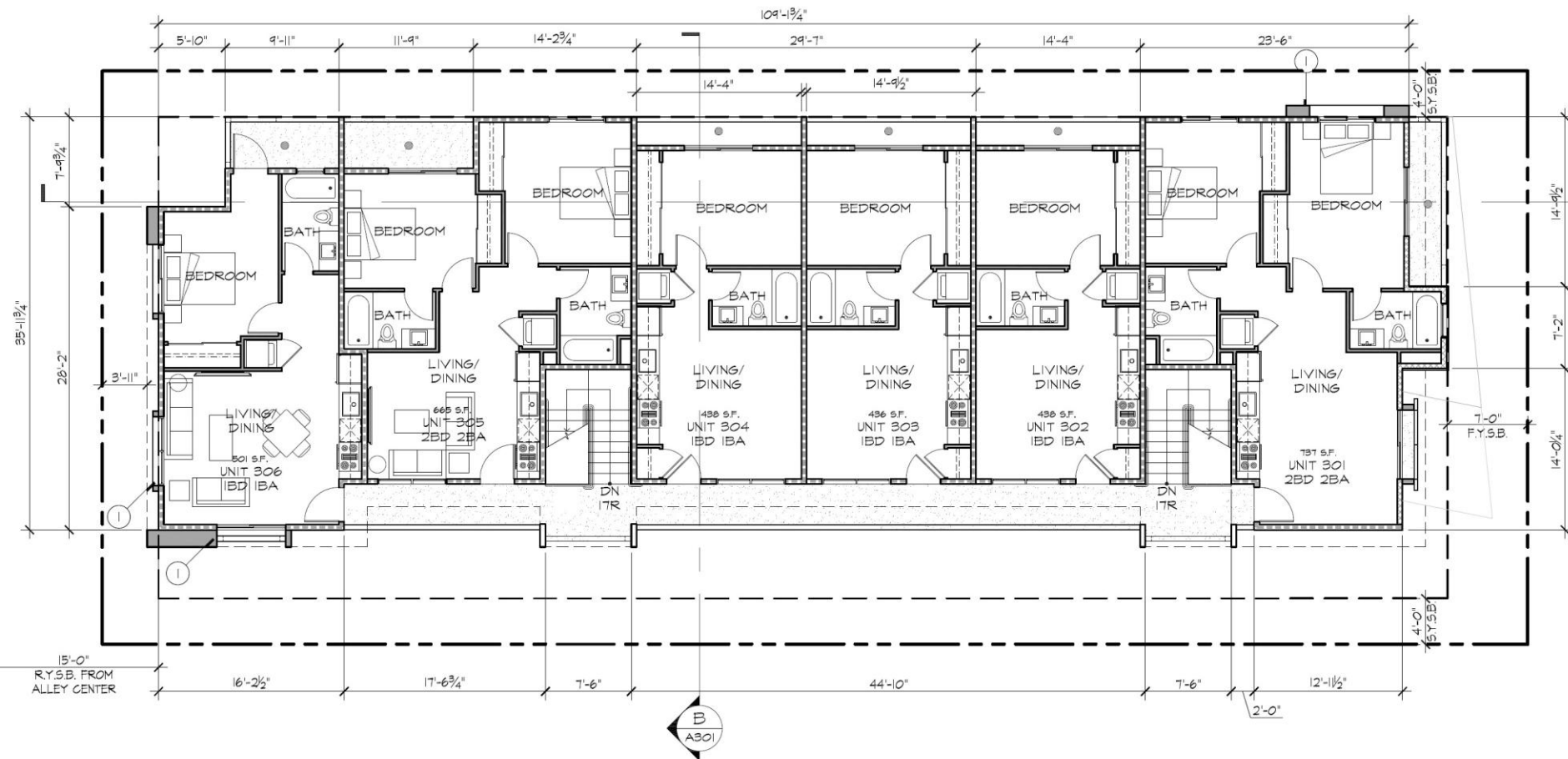
1'-0"

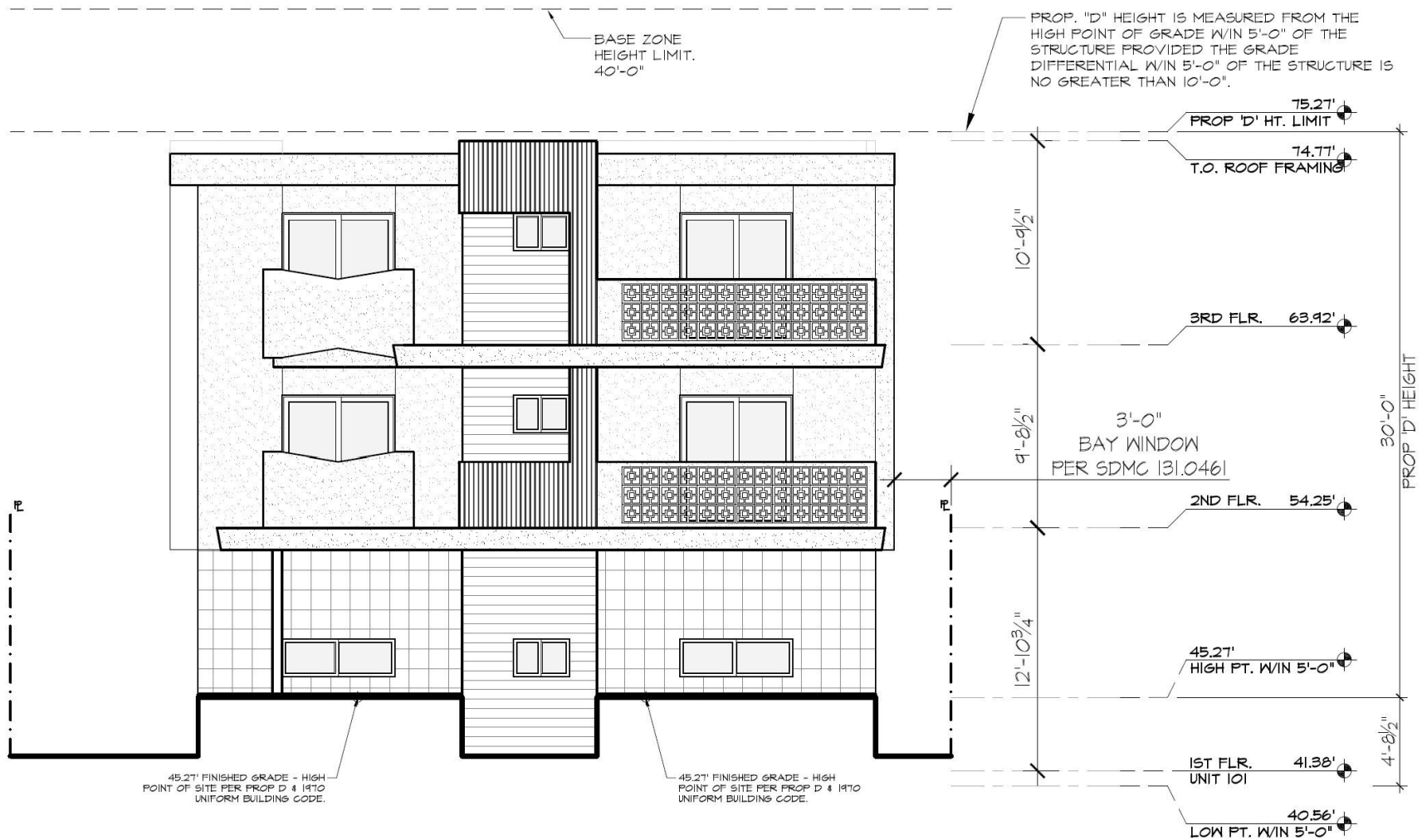


2ND FLOOR PLAN

SCALE: 3/16"=1'-0"

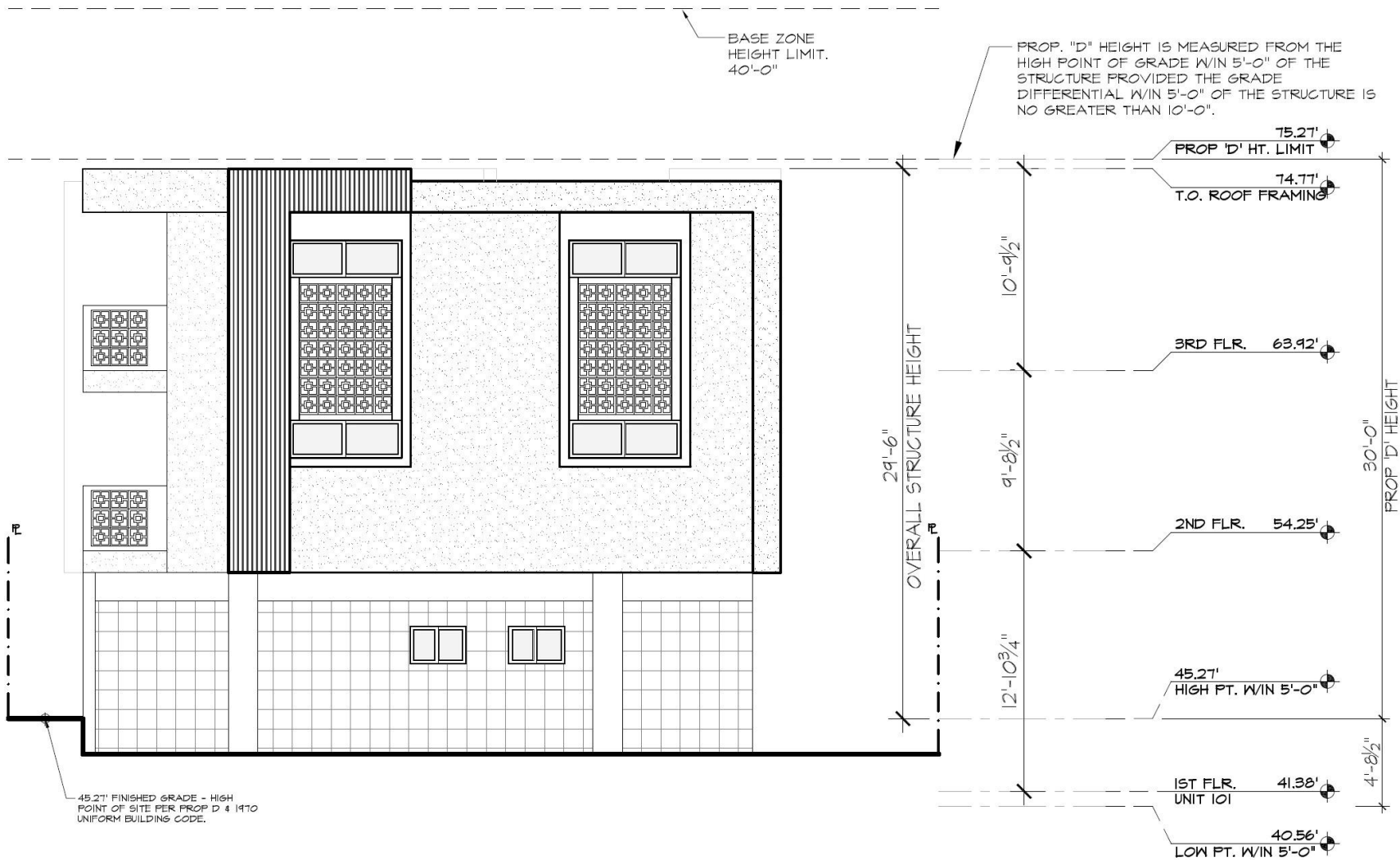






SOUTH ELEVATION

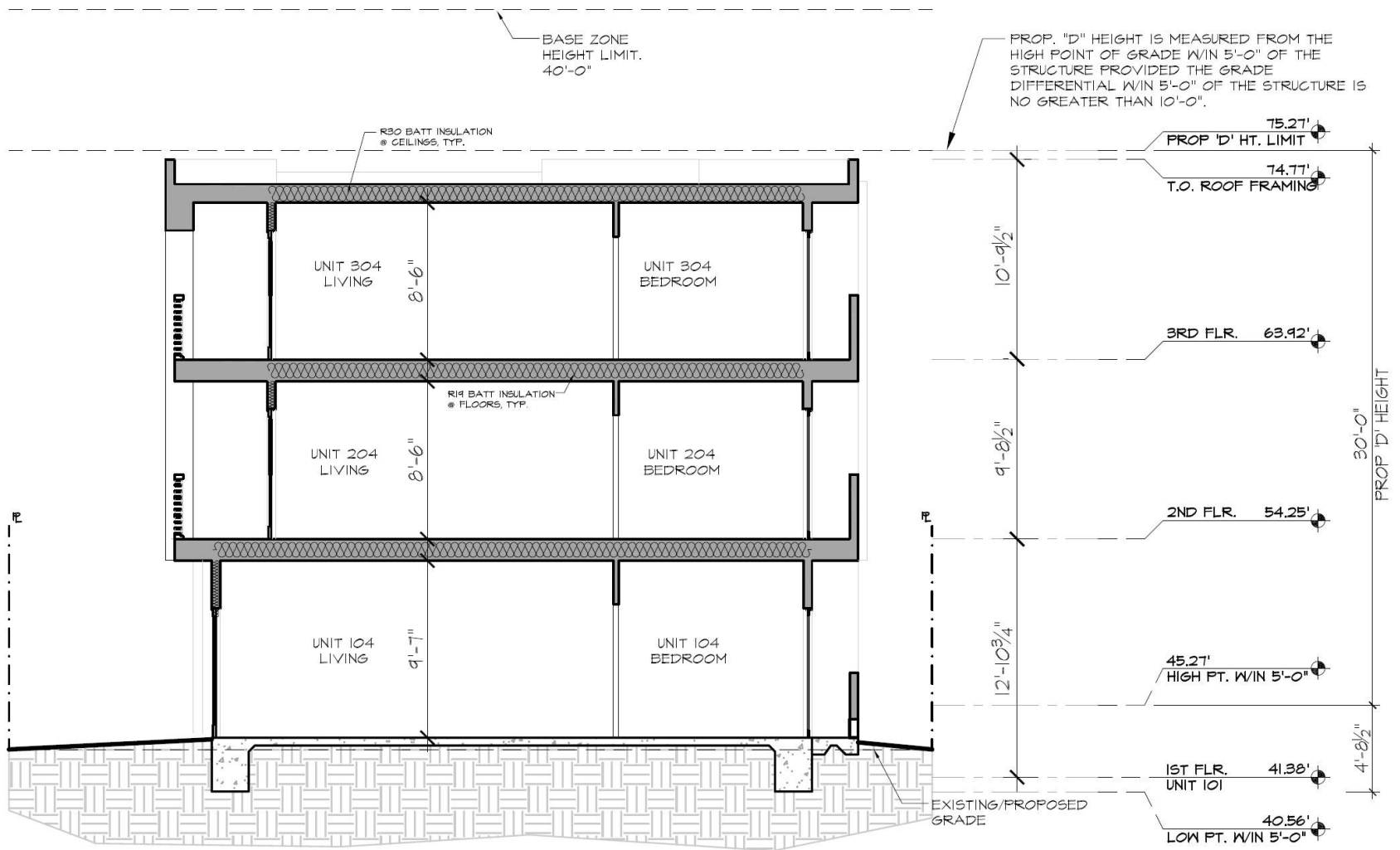
SCALE: 3/16"=1'-0"



NORTH ELEVATION

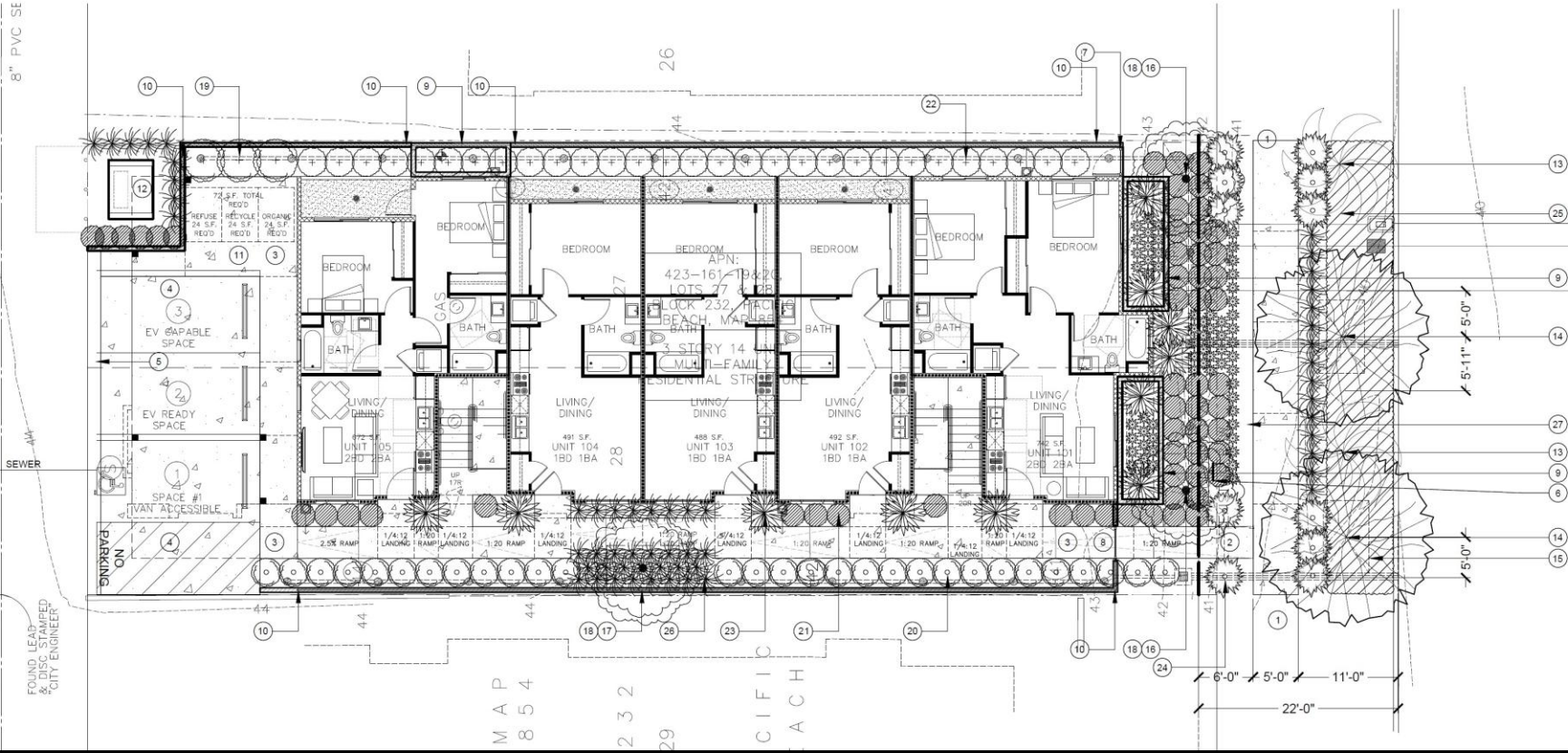
SCALE: 1/8"=1'-0"





SECTION B

SCALE: 1/8"=1'-0"



RESIDENTIAL DWELLING UNIT MATRIX

UNIT NUMBER	BEDROOM/ BATHROOM	UNIT SQUARE FOOTAGE	UNIT DECK AREA
101	2BED/2BA	741	102
102	1BED/1BA	491	36
103	1BED/1BA	491	36
104	1BED/1BA	491	36
105	2BED/2BA	671	57
201	2BED/2BA	737	51
202	1BED/1BA	438	36
203	1BED/1BA	438	36
204	1BED/1BA	438	36
205	1BED/1BA	665	52
206	2BED/2BA	500	51
301	2BED/2BA	737	51
302	1BED/1BA	438	36
303	1BED/1BA	438	36
304	1BED/1BA	438	36
305	1BED/1BA	665	52
306	2BED/2BA	500	51

1250 Grand Avenue Units

5 - RENDERINGS



PROJECT RENDERING



PROJECT RENDERING



PROJECT RENDERING



PROJECT RENDERING







1250 Grand Avenue Units

6 - Density Bonus Program



Translation and Interpretation
Services

Servicios de Traducción e
Interpretación

Mga Serbisyonang Pagsasalin at
Pagpakahulugan

翻译和口译服务

Các Dịch vụ Biên dịch và Phiên
dịch

번역 및 통역 서비스

San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities is an initiative to set us on a path to achieve our goals and shape a future that works for all of us with a focus on four key areas: housing, mobility, parks and infrastructure.

Complete Communities includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives.

Thoughtful and inclusive planning initiatives and programs aim to create a healthy environment and thriving communities that will serve to enhance the quality of life for all residents, regardless of their background and identity.



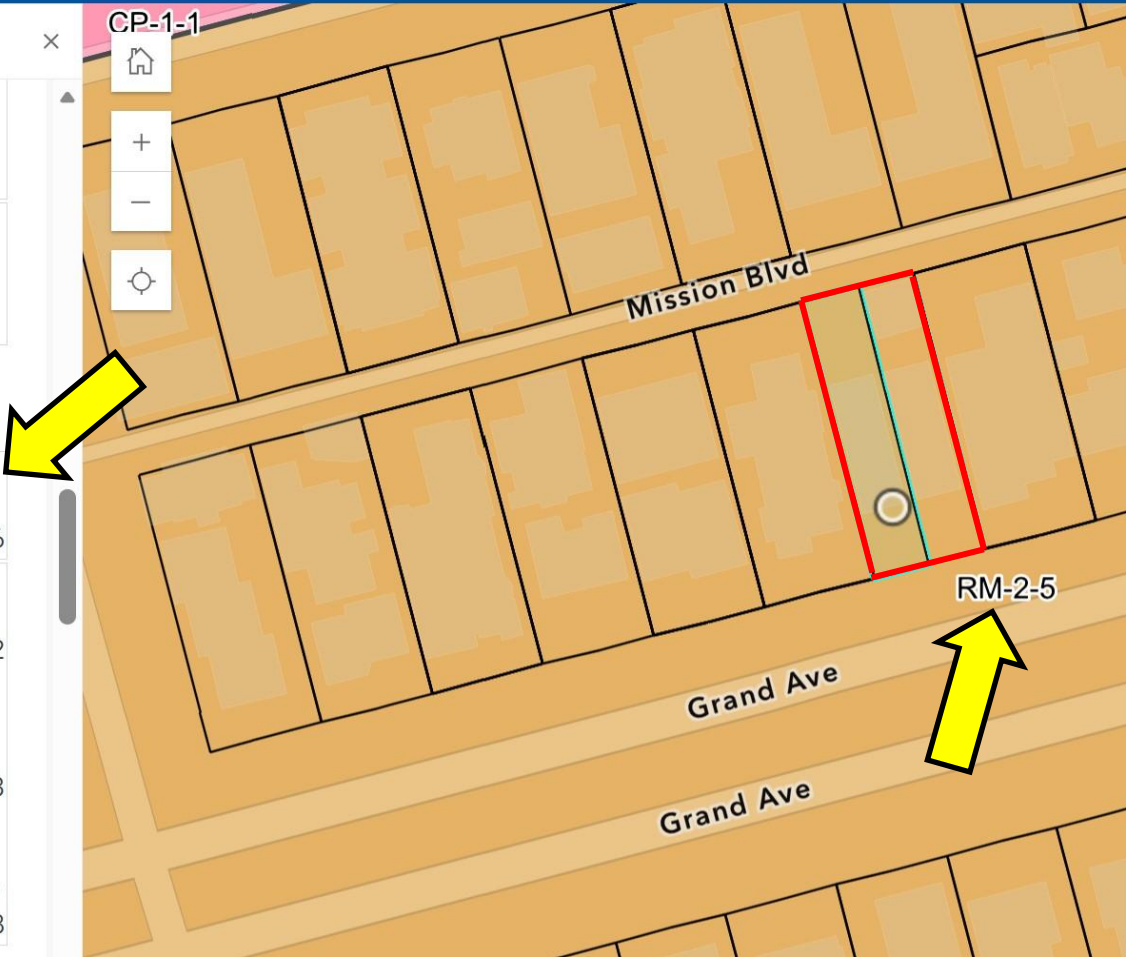
- Legend
- Basemap Gallery
- Details
- Layers
- Info**

Info

San Diego Promise Zone (SDPZ)	No
Central Urbanized Planned District (CUPD)	No

Base Zone

Zone Designation (OZM)	RM-2-5 R-301263 02/28/2006
	R-2A O-10891 N 08/16/1972
Zoning Action Index (ZAI)	R-4 O-119 N 01/02/1933
	B O-12068 O 12/09/1928



- Legend
- Basemap Gallery
- Details
- Layers
- Info**

Info

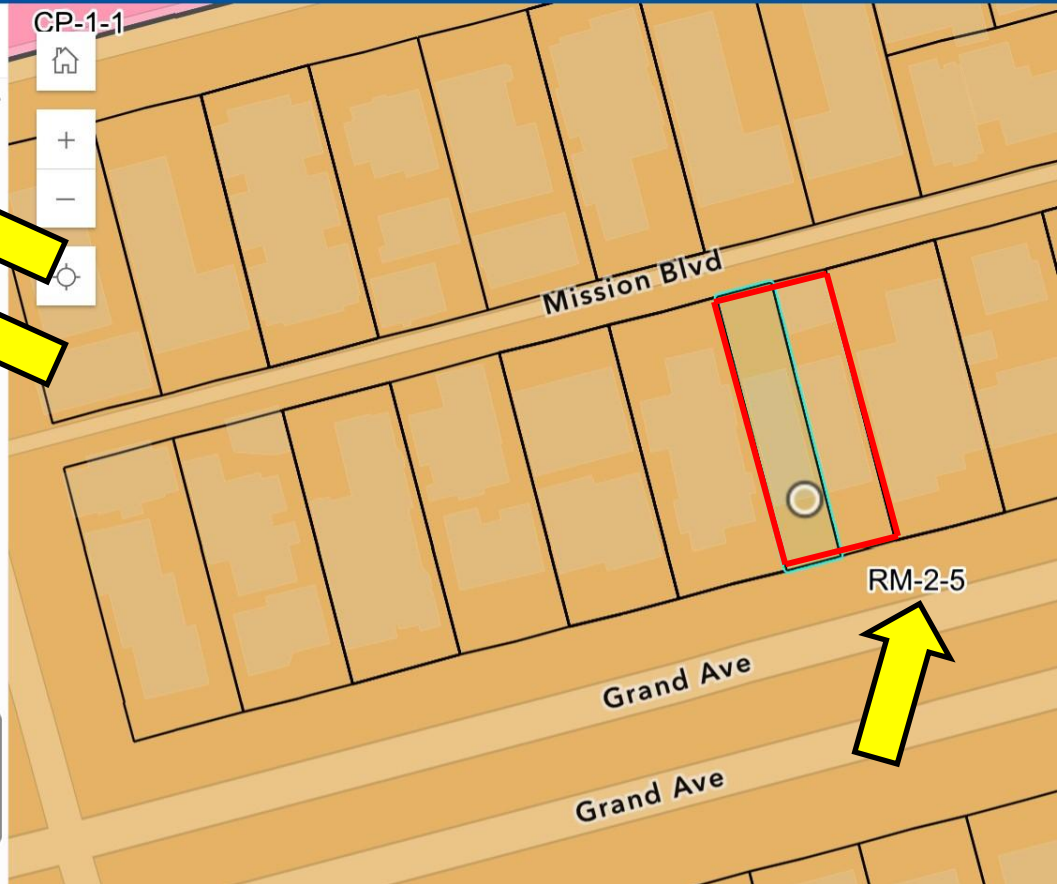
Transportation

Parking Standards Transit Priority Area (PSTPA)	Yes
Transit Priority Area (TPA)	Yes
Affordable Housing Parking Demand	Yes: Medium

Airports

ALUCP Airport Influence Area (AIA)	No: None
ALUCP Noise Contours (CNEL)	No: None
ALUCP Safety Zone	No: None

CP-1-1



Legend

Basemap Gallery

Details

Layers

Info

Layers

Complete Communities Housing Solutions (CCHS)

Complete Communities Mobility Choices (CCMC)

Communities of Concern (COC)

San Diego Promise Zone (SDPZ)

Central Urbanized Planned District (CUPD)

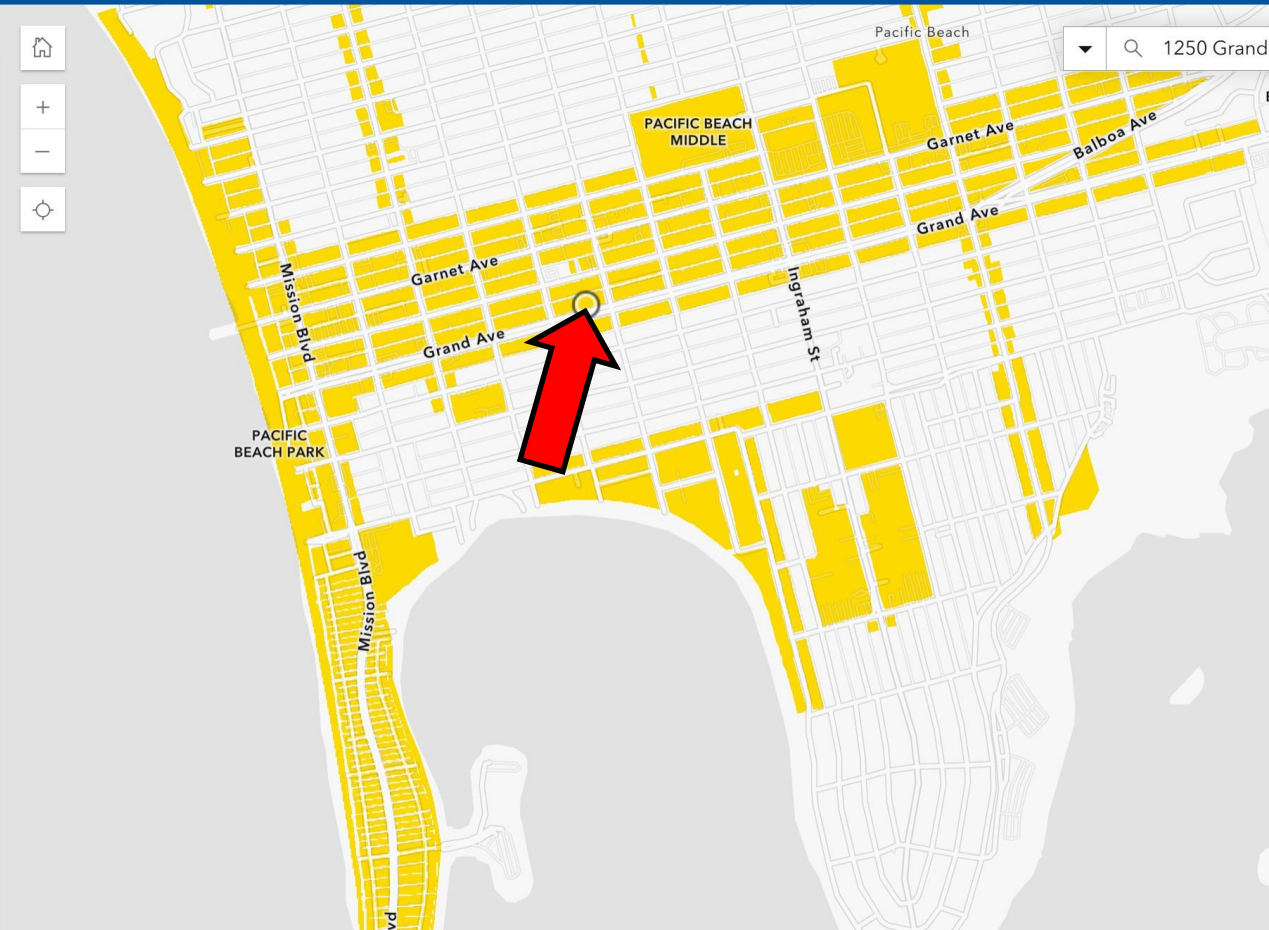
Zone Designation (OZM)

Zoning Action Index (ZAI)

Airport Land Use Compatibility Overlay Zone (ALUCOZ)

Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)

Coastal Height Limit Overlay Zone (CHLOZ)





Housing Solutions (Adopted)



On Jan. 10, 2024, Mayor Todd Gloria signed an [executive order](#) PDF requiring all relevant City departments to review new housing projects under the City's Complete Communities: Housing Solutions program within 30 days, dramatically speeding up a process that currently can take up to 12 months. This comes after he signed an executive order in January 2023 [expediting permits for 100% affordable housing projects](#).

Housing Solutions is an optional affordable housing incentive program aimed at encouraging the building of homes near high-frequency transit. The focus is intended to create a variety of housing options for everyone, particularly those at low and middle-income levels. These incentives include investments in neighborhood amenities, such as pocket parks and plazas, as well as the preservation of existing affordable housing units. General Regulations for Complete Communities Housing Solutions can be found in San Diego Municipal Code Chapter 14, Article 3, Division 10.

Program Documents

[Searchable Complete Communities: Housing Solutions Floor Area Ratio \(FAR\) Allowances Web Map](#)

[Complete Communities: Housing Solutions Floor Area Ratio \(FAR\) Allowances Map](#) PDF

[Housing Solutions Regulations](#) PDF

[Neighborhood Enhancement In-Lieu Fee Resolution](#) PDF

[Development Impact Fee Scaling Amendments](#) PDF

COMPLETE COMMUNITIES FACT SHEET

- ZONE allows for a 2.5 Floor Area Ratio but limits projects To the 30' Coastal Height Limit (*Prop. D*)
- Un-restricted Density (*net density IS restricted by Coastal Height limit, Floor Area Ratio and setbacks*)
- Project must provide design features that are part of the CCHS program.
- Project must provide 40% of the base density in ON-SITE Affordable units
- Project is allowed 3 Development Incentives and unlimited Waivers

PROJECT INCENTIVES

PER SDMC SECTION 143.1010(h)(1)(A), AN INCENTIVE IS A DEVIATION TO A DEVELOPMENT REGULATION.

INCENTIVE #1:

AN INCENTIVE FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0443(e)(1) WHICH STATES: FRONT SETBACKS IN RM-2-5 ZONES: UP TO 50 PERCENT OF THE WIDTH OF THE BUILDING ENVELOPE MAY OBSERVE THE MINIMUM 15-FOOT FRONT SETBACK, PROVIDED THE REMAINING PERCENTAGE OF THE BUILDING ENVELOPE WIDTH OBSERVES THE STANDARD 20-FOOT SETBACK. THE PROPOSED PROJECT IS REQUESTING TO REDUCE THE STANDARD 20'-0" FRONT SETBACK DOWN TO 7'-0" FOR THE ENTIRE WIDTH OF THE BUILDING ENVELOPE, AS STRICT ADHERENCE TO THE FRONT SETBACK REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

INCENTIVE #2:

AN INCENTIVE FROM SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 131.0456 WHICH STATES: COMMON OPEN SPACE IN THE RM ZONES: THE COMMON OPEN SPACE AREA SHALL BE AT LEAST 300 SQUARE FEET OR 25 SQUARE FEET PER DWELLING UNIT, WHICHEVER IS GREATER. AT LEAST ONE AREA OF COMMON OPEN SPACE SHALL BE PROVIDED WITH MINIMUM DIMENSIONS OF 12 FEET BY 15 FEET. THIS SPACE SHALL BE IMPROVED AS A USABLE AREA WITH LAWN OR RECREATION FACILITIES. THE PROPOSED PROJECT IS REQUESTING AN INCENTIVE TO ELIMINATE THE REQUIREMENT FOR COMMON OPEN SPACE AREA.

INCENTIVE #3:

AN INCENTIVE FROM THE BICYCLE PARKING REQUIREMENTS OF SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 142.0525 AND TABLE 142-05C. THE PROJECT IS REQUESTING AN INCENTIVE TO ELIMINATE THE REQUIREMENT FOR BICYCLE PARKING.

PROJECT WAIVERS

PER SDMC SECTION 143.1010(1)(1), A WAIVER IS A REQUEST TO WAIVE OR REDUCE A DEVELOPMENT STANDARD THAT PHYSICALLY PRECLUDES CONSTRUCTION OF DEVELOPMENT MEETING THE CRITERIA OF THE COMPLETE COMMUNITIES HOUSING SOLUTIONS PROGRAM CHAPTER 14 ARTICLE 3 DIVISION 10 OF SAN DIEGO MUNICIPAL CODE.

WAIVER #1:

THE PROJECT PROPOSES TO WAIVE THE MOTORCYCLE PARKING REQUIREMENTS PER SDMC SECTION 142.0525 AND TABLE 142-05C, AS STRICT ADHERENCE TO THIS REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

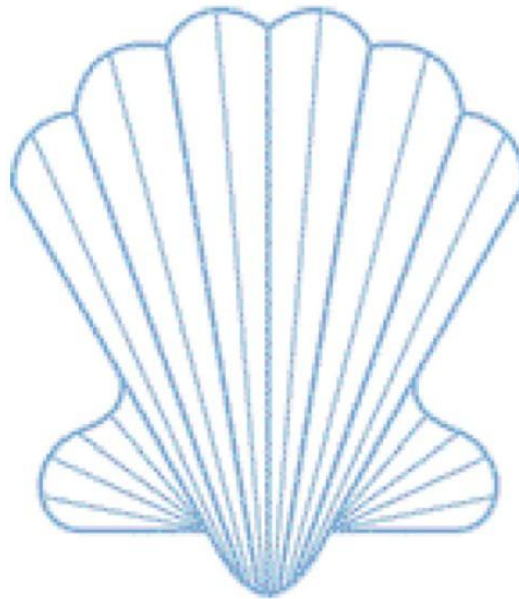
WAIVER #2

THE PROJECT PROPOSES TO WAIVE THE REQUIRED PRIVATE EXTERIOR SPACE PER SDMC SECTION 131.0455, WHICH STATES AT LEAST 75% OF THE DWELLING UNITS SHALL BE PROVIDED WITH AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6'-0" AND SHALL BE NO CLOSER THAN 9'-0" TO THE FRONT PROPERTY LINE. STRICT ADHERENCE TO THE REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT FROM FULLY UTILIZING THE F.A.R BONUS AND UNLIMITED DENSITY BONUS TO PROVIDE THE MOST DWELLING UNITS POSSIBLE.

1250 Grand Avenue Units

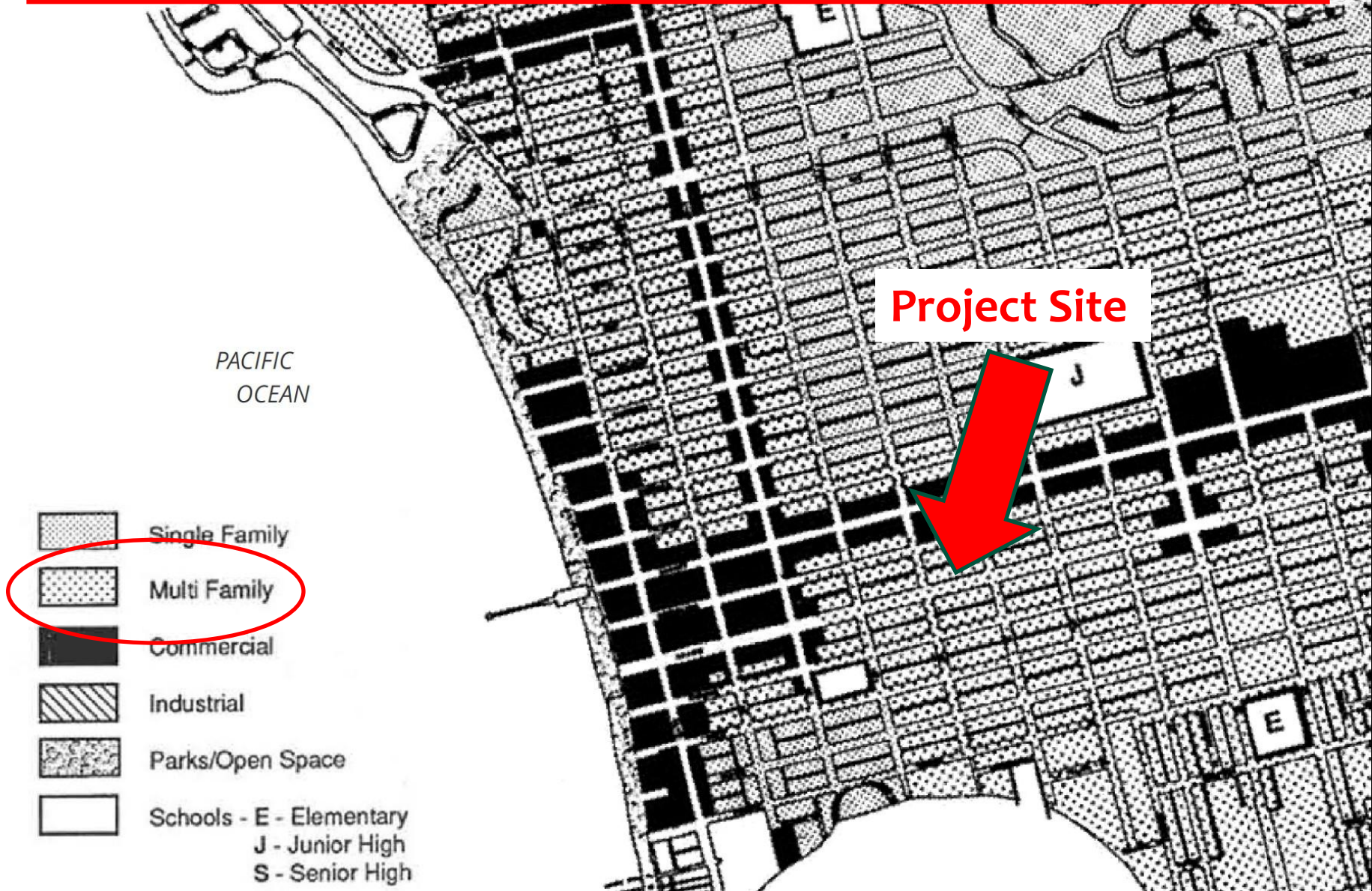
7 - PB Community Plan

Pacific Beach Community Plan and Local Coastal Program Land Use Plan

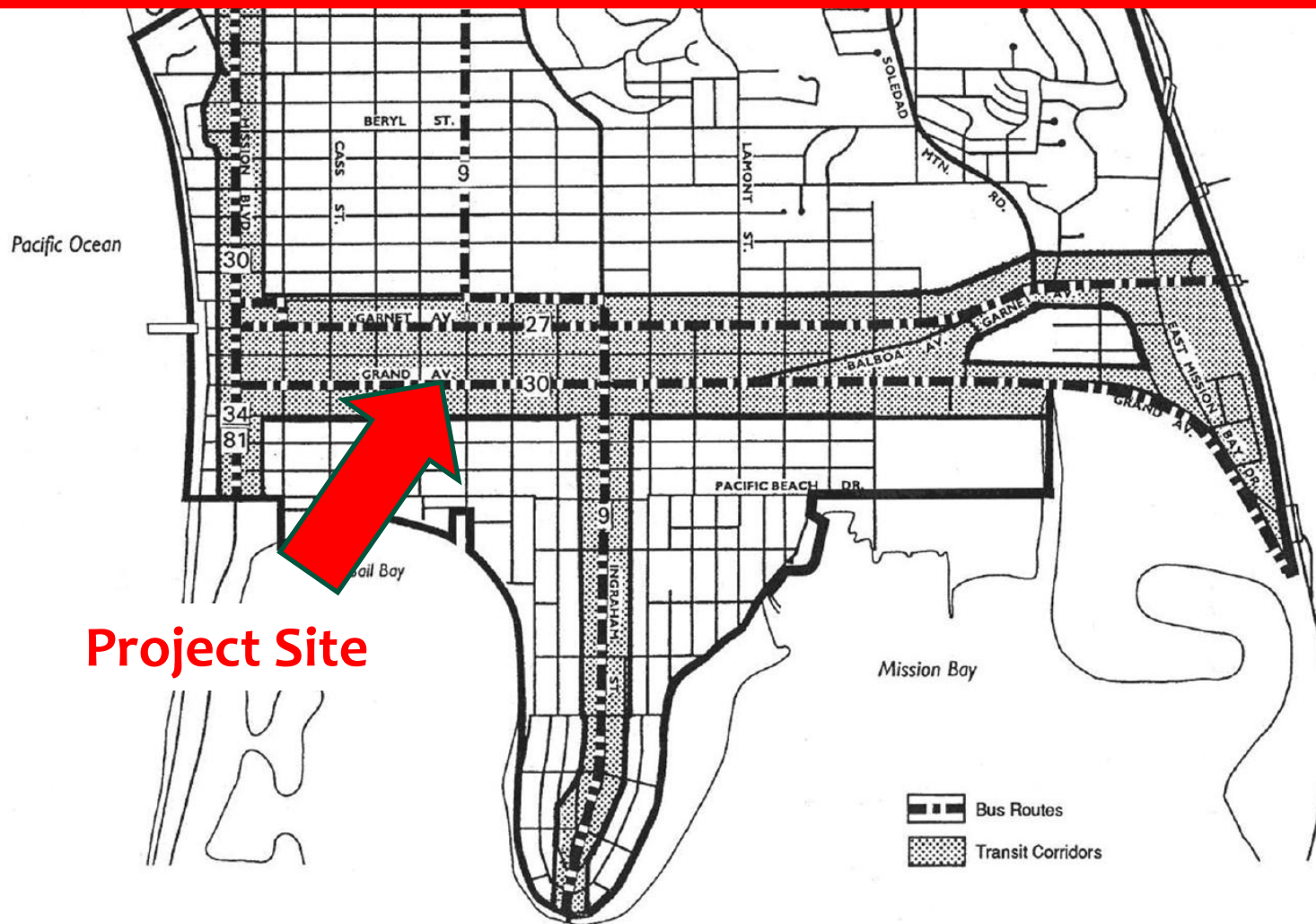


City of San Diego Planning Department
202 C Street, MS 4A
San Diego, CA 92101

COMMUNITY PLAN MAP SHOWING PROJECT SITE SURROUNDED ON ALL SIDES BY MULTI-FAMILY ZONING



COMMUNITY PLAN MAP SHOWING PROJECT SITE ON THE PRIMARY TRANSIT CORRIDOR IN PACIFIC BEACH



Project Site



POLICIES

- Maintain the residential scale of Pacific Beach and encourage development of residential units within transit corridors, especially along Garnet Avenue.
- Analyze existing multifamily development standards focusing on building size and parking requirements, particularly in transit corridors, to provide incentives, for encouraging affordable housing in the form of smaller (1-2 bedroom) units. Further consider options for allowing higher densities in transit corridors while maintaining the intensity of the underlying zone (e.g., by regulating the number of bedrooms).
- Promote residential development in conjunction with Housing Commission programs in the commercial areas of Pacific Beach, primarily on upper floors over commercial establishments. These mixed use developments should include various residential types, including single room occupancy hotels and living units.
- Enforce building and zoning codes in the residential areas of Pacific Beach to abate zoning, building code and health code violations in the form of abandoned vehicles, illegal storage of boats and vehicles, and the accumulation of junk and litter in public and private areas.
- Require new development to conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage (identified in Appendix D) and to be implemented through the citywide landscape ordinance.

Provision of Low- and Moderate-Income Housing

The Commercial Element provides for an increased density for mixed-use projects, and promotes the development of Single-Room-Occupancy Hotels and Living Units to provide a greater opportunity for the development of more affordable housing.

The Residential Element further recommends revising multifamily development standards to encourage the development of smaller units.

- 22 -

Residential

- Affordable housing opportunities (e.g., studios, one bedrooms) have been reduced (both in absolute numbers and as a percentage of housing stock) because of soaring land costs and a decrease in allowable residential densities.

Balanced Community

While the Commercial Element of this plan contains recommendations for promoting the development of affordable housing in Pacific Beach through mixed-use projects and SROs, the following recommendations provide details on programs which can be utilized to achieve a balanced community.

The Pacific Beach community has recognized that the provision of affordable housing is a citywide responsibility. Pacific Beach is willing to do its fair share toward meeting San Diego's affordable housing needs. Since the remaining capacity for additional residential development in the community is limited, new construction will be able to contribute only a portion of any affordable housing which may be provided in

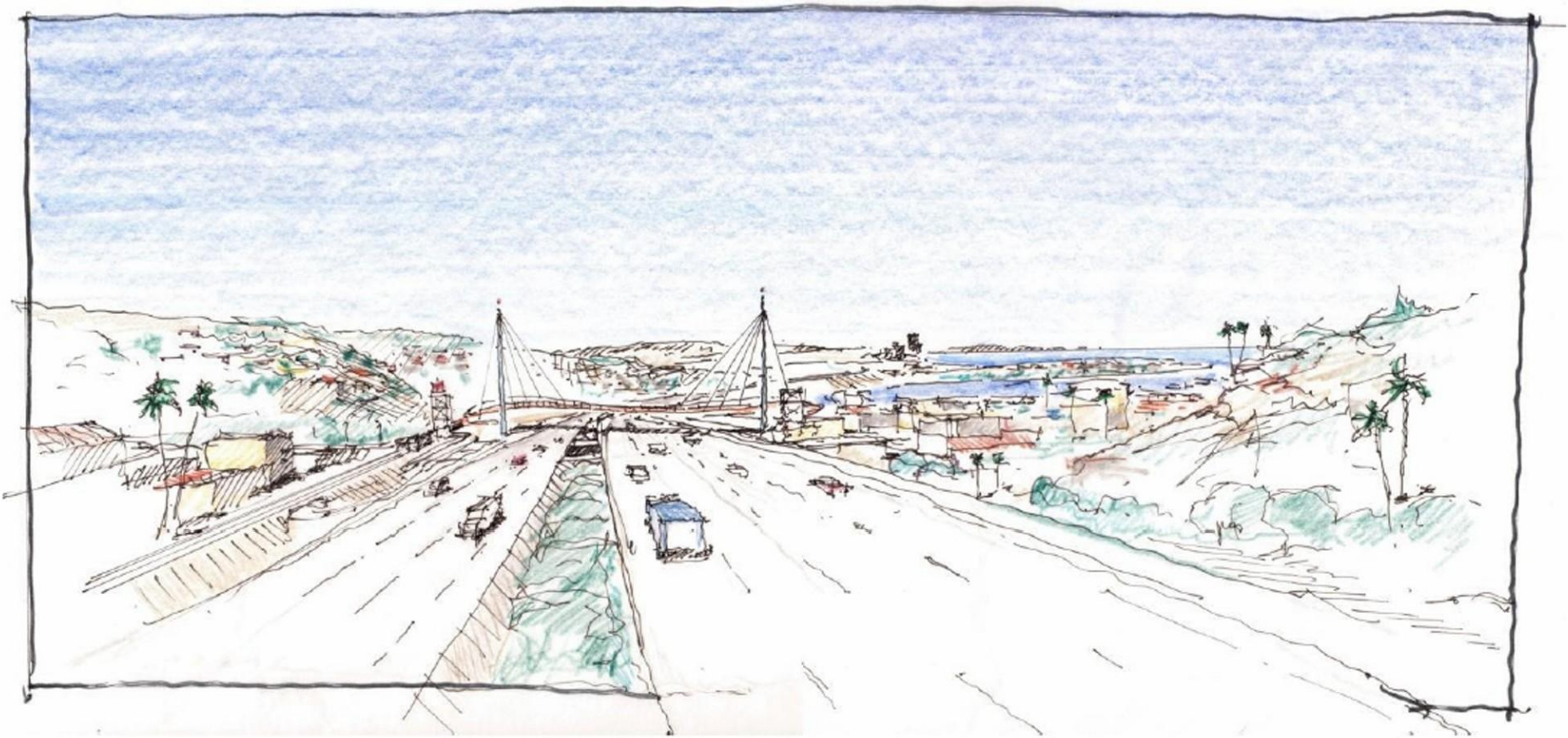


GOALS

- Promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone.
- Create safe and pleasant pedestrian linkages between residential neighborhoods and commercial areas and community facilities, such as schools, parks and the library.
- 1. Enhance residential neighborhoods by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties.

1250 Grand Avenue Units

8 - ECO DISTRICT



Pacific Beach/Mission Beach SDAT

December 13, 2013



In late 2013 Pacific Beach, in conjunction with the national AIA and many other Sustainable organizations conducted an Eco-District Seminar bringing in many national authorities on sustainable development with experts on green building, urban planning, architecture, transit and transportation. The results of that meeting were published in an Eco District document what is intended to guide smart growth in Pacific Beach along side the Pacific Beach Community Plan, the San Diego General Plan and the Land Development Code itself.

This project set out from the onset to be the first major project designed under the guidelines of the Eco-District report and to be a prototype for Smart Growth in Pacific Beach. Being blessed with a near perfect site for walkability, 6 transit stops within 2 blocks, shopping, restaurants, grocery stores, entertainment and schools, all within a mile radius made this a great prototype site. Add in that fact that the site was located on a mixed use corridor that was a key focus of the Eco District study and the opportunity to design within the guidelines of the report was there for the taking.

The Eco District report covered all of Pacific Beach but did focus on where redevelopment and infill housing should occur moving forward. Their recommendations covered the following focus points: ACCESS & MOBILITY, WATER, ENERGY, MATERIALS MANAGEMENT, COMMUNITY IDENTITY, APPROPRIATE DEVELOPMENT, HEALTH & WELL BEING and HABITAT & ECOSYSTEM. The final product of the report gave numerous recommendations and even diagrams for what this renown team felt was the proper method for smart growth moving forward and we have included many of the inspiration and relative notes and

WHAT'S THAT

SDAT

**SUSTAINABLE DESIGN
ASSESSMENT TEAM - SDAT**

Over 200 'DATs' since 1967



AIA Communities by Design 
ENVISION. CREATE. SUSTAIN.



Mission/Pacific Beach SDAT

2013 SDAT APPLICATION

Mission/Pacific Beach Sustainable Eco-District



ABSTRACT

Pacific Beach and Mission Beach are coastal communities within the City of San Diego. They abut the Pacific Ocean and Mission Bay Park, and have a unique set of problems and opportunities. The SDAT will play an important role in analyzing the issues, working with stakeholders, and forming a vision of how the area can become a model sustainable urban neighborhood.

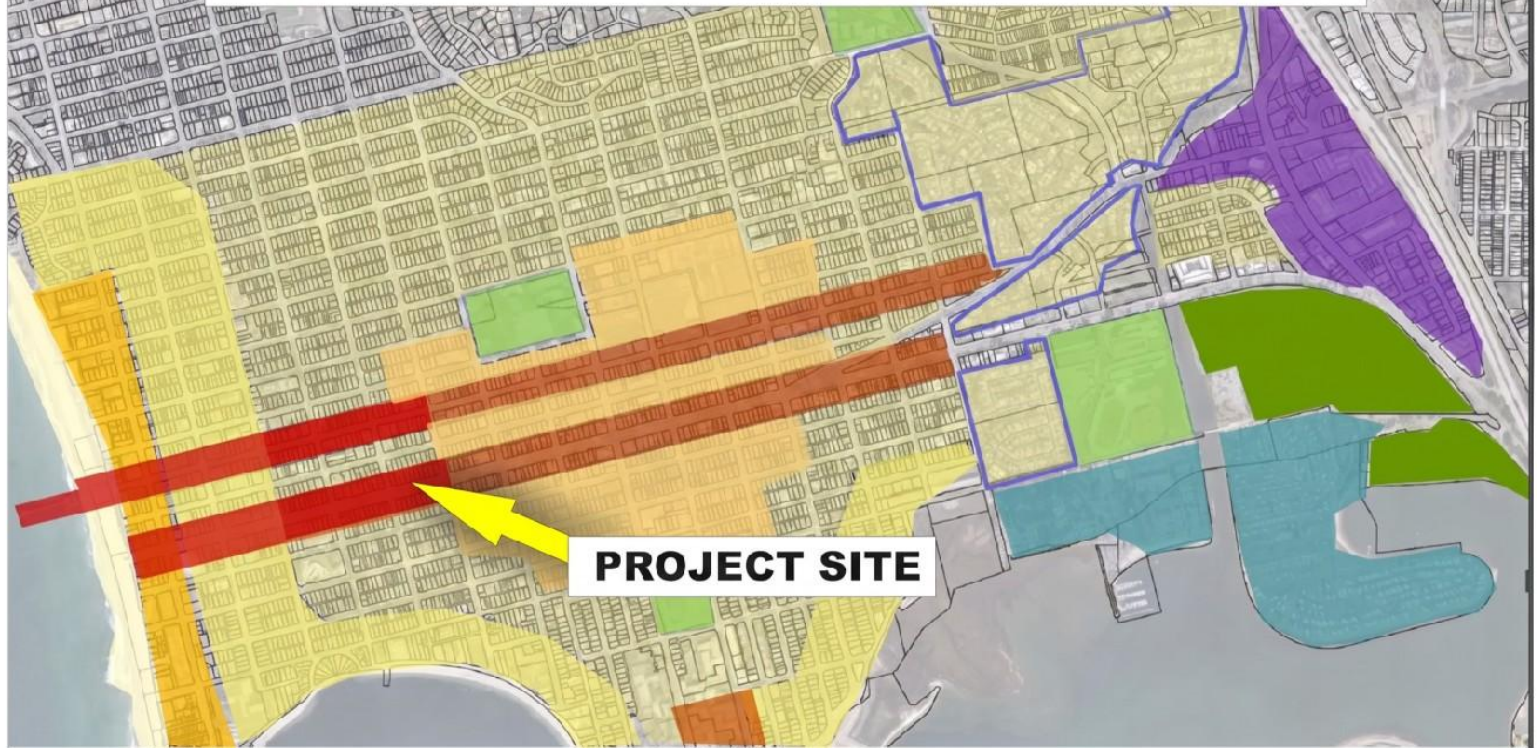
The City of San Diego has an excellent opportunity to take a leadership role in Sustainability at the community, city-wide and regional level. Planning groups and local professionals hope the SDAT will generate some grass-roots action to define issues and create an Eco-District, with strategies and solutions that can be applied to other neighborhoods with similar problems and issues.



Walk Score	Transit Score	Bike Score
Walk Score measures walkability based on distances to nearby restaurants, grocery stores and other amenities, plus other analysis of pedestrian friendliness.		
90-100	Walker's Paradise	
	Daily errands do not require a car	
70-89	Very Walkable	
	Most errands can be accomplished on foot	
50-69	Somewhat Walkable	
	Some errands can be accomplished on foot	
25-49	Car-Dependent	
	Most errands require a car	
0-24	Car-Dependent	
	Almost all errands require a car	



MAP FROM ECO-DISTRICT REPORT SHOWING THE LOCATION
RECOMMENDED FOR CORRIDOR DENSITY (dark red areas)



The middle: corridor futures

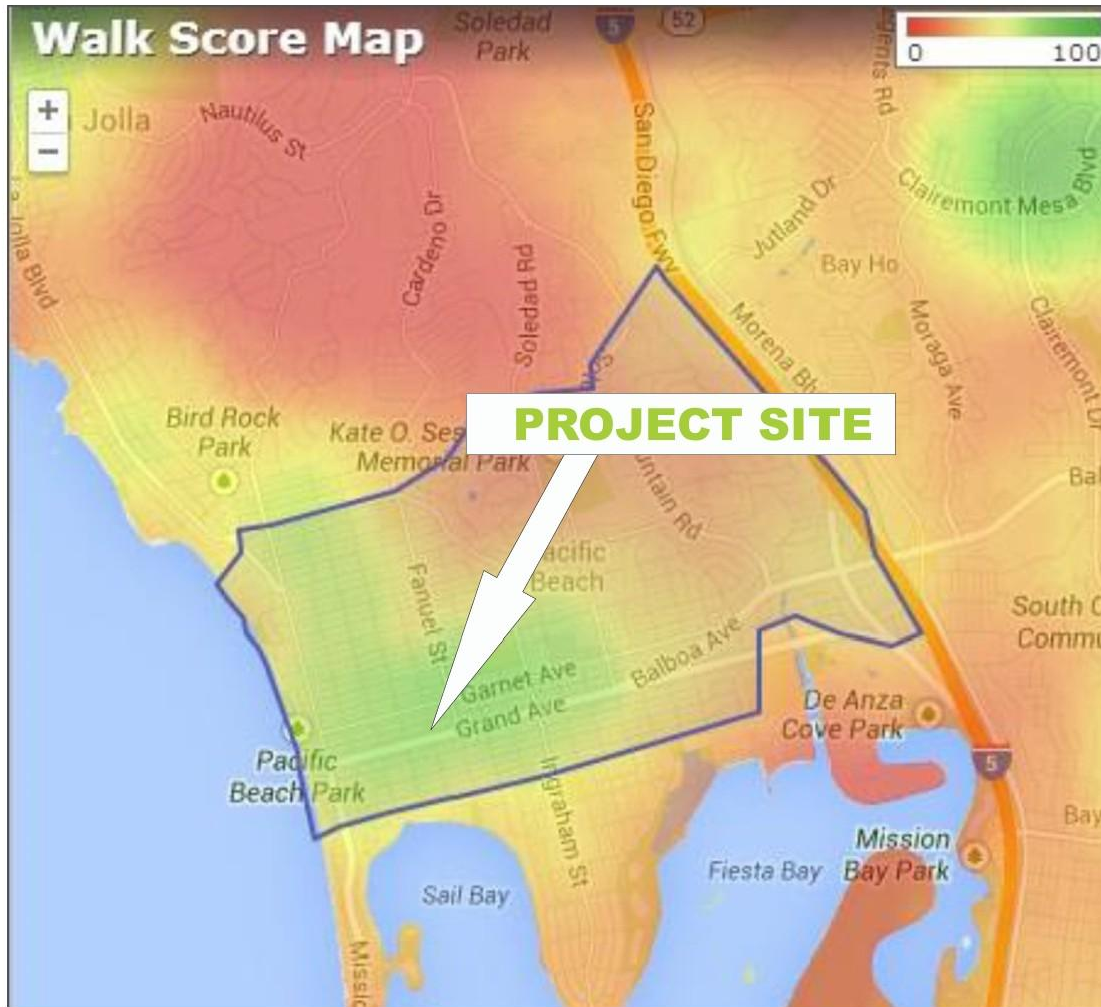
Pacific Beach

Texture: Districts and Layers

sub_bottom



EXCERPT FROM PACIFIC BEACH ECO-DISTRICT FRAMING DOCUMENT



THE PROJECT SITE IS LOCATED IN THE MOST WALKABLE SECTION OF ALL OF PACIFIC BEACH WITH A WALK SCORE RATING OF 96. THE SITE IS IN IMMEDIATE PROXIMITY OF MAJOR TRANSIT STOPS, MAJOR RETAIL LOCATIONS, CHURCHES, SCHOOLS, RESTAURANTS AND ENTERTAINMENT.

THIS IS THE EXACT TYPE OF SITE THE ECO DISTRICT REPORT RECOMMENDED FOR INFILL MULTI-FAMILY DEVELOPMENT.



EXCERPT FROM PACIFIC BEACH ECO-DISTRICT FRAMING DOCUMENT

Urban Framework



- Increases corridor residential density
- Increases retail sales per square foot
- Increases market for neighborhood services
- Starts virtuous cycle for change



Recommendations

- Modify area zoning to:



- Increase multifamily residential density
- Implement mixed use incrementally



- Enable no-car projects
- Create an urban framework for residents



Current Multifamily Zone

- Adjacent to corridors allow rise to 35 du/acre
- Leave zone unchanged at transition to SFD
- ➡ • Allow no-car projects within walking distance of services
- Use community plan to target areas

EXCERPT FROM PACIFIC BEACH ECO-DISTRICT FRAMING DOCUMENT





Concept sketch showing transit corridor intensification



Pacific Beach

Rebuilding corridor segments for residential/mixed use



EXCERPT FROM PACIFIC BEACH ECO-DISTRICT FRAMING DOCUMENT

We thank you for your time and consideration and hope that the project appeal is rejected and the Project's APPROVAL is ratified and it is allowed to move forward