

Pacific Beach Community Planning Group
Commercial/Residential/Mixed-Use Subcommittee
Wednesday, March 18th, 2015 5:25PM-6:45PM
Crown Point Junior Music Academy Library
4033 Ingraham St, PB 92109
Minutes

1. **Attendance:** PBPG Board: Chris Olson, Don Gross and Scott Chipman. Public attendance: Scott Sinnett, Po-Jen Cheng, Jeff Lin, Austin Weller, Barbara Gilman, Brian Hansen, Judy Swink and Micaela Porte.
2. **Non Agenda Public Comment** – None
3. **Submitted Projects (Action items)**
 - a. **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 Ave and 4450 & 4462 Mission Blvd.
 - i. **Project Manager:** Renee Mezo, Rmezo@san Diego.gov
 - ii. **Owner/Applicant:** Vector LLC
 - iii. **Architect:** Joseph Wong Design Assoc., **Engineer:** Christensen Engineering and surveying
 - iv. **Discussion/Information Item:** Project was presented and discussed in January. Applicant has resubmitted and awaiting City comments. Applicant would like to provide public art on site but has not discussed with City yet. Type of “use” versus parking continues to be primary issue. Retail is 2.1 per 1000 sq. ft. and Restaurant is 4.3 per 1000 sq. ft. Snooze (restaurant/Bar) is possible tenant and they operate from 6:30am-2:30pm. Proposal is 3,300 sq. ft. restaurant with remainder retail. Parking calculation varies depending in interpretation of municipal code. Board members gave generally favorable / supportive comments. One member raised issue of selling alcohol. No Motion or Vote. Postpone until April.
 - b. **Project Name** –PB Row Home Condos, #407050, **Description** – Tentative Map (Process 3) to convert 6 residential units (currently under construction) into condominiums on an 8,903 sq. ft. lot zoned RM-2-5 and located at 1514-1524 PB Drive. The CDP for this project was approved by the PBPG on July 28th, 2010 by a vote of 10-0-0 and there were no conditions.
 - i. **Project Manager:** Tim Daly, TPDaly@san Diego.gov
 - ii. **Applicant:** Scott Sinnett, **Project Owner:** PB Row Homes, LLC
 - iii. **Land Surveyor:** Vernon V. Franck, Metropolitan Mapping
 - iv. **Subcommittee Motion:** Approve Tentative Map: Olson/Chipman. Motion Passed 3-0-0
 - c. **Project Name** –Playa Pacifica Duplexes #398708, **Description** – CDP (process 3) and tentative map construct 4 residential condominium units (11 bedrooms / 9 parking) 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. Current use is parking lot.
 - i. **Project Manager:** Laura Black, LBlack@san Diego.gov
 - ii. **Developer:** Greg Goertzen, GS Development Inc., **Owner:** Wescal Corp.
 - iii. **Plans by:** Ed Siefken, Siefken & Assoc, **Engineer:** David Carin, Civil Landworks

- iv. **Subcommittee Motion:** Approve project: Olson/Chipman. Motion Passed 3-0-0.
Discussion: Board suggested applicant make driveway a permeable surface and minimize water runoff from rain gutters around building. One member complimented the renderings from the southern façade which will be visible from Grand Ave and US Bank parking lot.
- d. **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 (12 bedroom + 3 Cabana/Penthouse + 3 office, 6 parking total).
 - i. **Project Manager:** Laura Black, LBlack@sandiego.gov
 - ii. **Owner:** GS Development Assoc
 - iii. **Applicant:** Greg Goertzen, **Architect:** Ed Siefken, Siefken & Assoc. **Surveyor:** Matt Spiro
 - iv. **Subcommittee Motion:** Approve project: Chipman/Gross. Motion Failed 1-2-0.
Discussion: Boardmember issues raised were a) Carport at one foot set-back from alley causes a safety hazard for cars backing up into alley. Response: set-back meets municipal code b) Carport is not acceptable as it will be enclosed after sale and become garage. Response: Applicant requires buyers to sign and record knowledge of code during escrow and c) plans show 4 bedrooms and similar projects are being sold as 5 bedrooms. Response: 5 bedrooms do not change parking calculation and it would still meet municipal code.

4. Community Planning Projects (Action Item)

- a. **De Anza:** The board discussed and revised a draft document to be used as Guiding Principles for moving forward on community participation related to De Anza planning and here is the revised version for review, revision and approval of the PBPG
 - i. Title: Pacific Beach Community Coalition Guiding Principles For the Development and Restoration Northeast Corner of Mission Bay Park:
 - ii. The project area for consideration, discussion and eventual development and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all properties and uses that are adjacent or related to the area including, but not limited to: Rose Creek, Campland Leasehold area, Mission Bay golf course, Mission Bay Boat and Ski Club area, youth fields, tennis club, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas and potential pedestrian/bike connections to the mid coast trolley system and stations.
 - iii. The Mission Bay Park Master Plan should be considered a guiding document.
 - iv. Time is of the essence and the process for vetting and planning should proceed post haste. This group supports the budget request by District 2 Councilmember Lorie Zapf of \$300k for the 2015-2016 fiscal budget.
 - v. The current energy, expertise and volunteer efforts of the coalition groups should be utilized and integrated into the city planning process to help facilitate the public vetting, information and public opinion gathering and planning. This will increase collaboration and coordination as well as reduce or eliminate disparate and duplicate efforts.