

Pacific Beach Planning Group  
Development Subcommittee Agenda (**revised**)

Friday, January 3, 2025 at 12:00 PM  
Pacific Beach Library Community Room, 4275 Cass Street

1. Welcome by Chair, John Terrell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
  - a. Please email comments ahead of time to be read to: [jcterell@aol.com](mailto:jcterell@aol.com)
3. Projects for review (Action items):
  - a. PRJ-1123911 – 1511 Hornblend Street; Applicant: Ryan Cloud  
Coastal Development Permit (Process 2) to demolish an existing single-family home and construct two 3-story duplexes and an attached 5-space garage. The 0.14-acre site is zoned RM-2-5.
  - b. PRJ-1126697 – 710 Garnet Avenue; Applicant: MP Permits  
Coastal Development Permit (Process 3) for proposed Streeterly at 710 Garnet Avenue (710 Beach Club). The site is zoned CV-1-2.
  - c. PRJ-1124384 – 1351 Missouri Street; Applicant: Michael James Conway  
Coastal Development Permit (Process 2) to subdivide an existing lot into two lots. The 0.58-acre site is zoned RS-1-7.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for February 7, 2025, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.