

Pacific Beach Planning Group  
Development Subcommittee Agenda

Wednesday, July 3, 2024 at 12:00 PM  
Pacific Beach Library Community Room, 4275 Cass Street

1. Welcome by Chair, John Terell / 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-1064603 – 832 Beryl Street
    - i. Applicant: Stephanie Lupton, Permits in Motion
    - ii. Coastal Development Permit (Process 2) to demolish 2 single family residences and detached garage and construct a 3-story, 2,343 square foot single family residence and 397 square foot detached garage. The 0.14-acre site is in the RM-1-1 zone.
  - b. PRJ-1101574 – 870 Garnet Avenue (Northwest corner of Garnet and Bayard)
    - i. Applicant: Tim Golba, Golba Architecture
    - ii. Coastal Development Permit (Process 2) to demolish an existing commercial building and construct a three-story 29-unit multi-family residential building (5 studio, 22 one bedroom, and 2 two-bedroom units) over subterranean garage (16 spaces). The 0.22-acre site is in the CC-4-2 zone.
  - c. PRJ-1107972 – 4428 Gresham Street
    - i. Applicant: Kevin Nevinkus
    - ii. Coastal Development Permit (Process 2) to demolish a one-story single family residence and a two-story multi-family residential building and to construct a three-story 16 unit (3 affordable) multi-family building with an at grade parking garage. The 0.14-acre site is in the RM-2-5 Zone.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for August 9, 2024, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.