



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

**Wednesday, October 11, 2023: 6:30 PM**  
**Meeting at PB Taylor Library - Community Room**  
**4275 Cass Street, San Diego CA 92109**  
**AGENDA**

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Item 1 - 6:30 **Call to Order, Quorum Count**

Item 2 – 6:32 **Non-Agenda Public Comments**  
Issues ***not*** on the Agenda and within the jurisdiction of PBPG.

Item 3 – 6:40 **Current Agenda** - Modifications and Approval

Item 4 – 6:40 **September 20, 2023 Minutes** - Modifications and Approval

Item 5 – 6:40 **PBPG Chair's Report**  
City Install Community Entrance signs - refer to SSC

Item 6 – 6:45 **Development Project Reviews (Action Items)**  
Subcommittee Chair John Terell

- 1) PRJ-1095101 – 865-867 Law Street  
Applicant: William Behun  
Coastal Development Permit Process 2 to demolish two existing garages and laundry on a 0.14-acre lot and construction of two new garages and laundry room with a total area of 785 s.f. The site is in the RM-1-1 zone.
- 2) PRJ-1076884 – 1343 Thomas Avenue  
Applicant: GS Development Corp.  
Coastal Development Permit Process 2 to demolish an existing single family home and construct two single family homes with detached two-car carports and accessory dwelling units on two existing legal lots. The site is in the RM-1-1 zone.
- 3) PRJ-1097436 – 4896 Dixie Drive  
Applicant: Eduardo Tovar  
Coastal Development Permit Process 2 for conversion of a 270 s.f. garage into an accessory dwelling unit in an existing multi-family building on a 0.11-acre site. The site is in the RM-1-1 zone.
- 4) PRJ-698110 – 3411-3423 Del Rey Street (The Vault)

Applicant: Flavia Gomes, Offset Design  
Coastal Development Permit Process 2 to construct a 52-unit three-story multi-family development with underground parking on a 0.37-acre lot. The site is in the CC-4-2 zone.

- 5) PRJ-1076676 – 711-723 Turquoise Street  
Applicant: Golba Architecture, Inc.  
Coastal Development Permit Process 2 to demolish existing structures and construct a 44-unit three-story multi-family development with underground parking on 0.34-acre lot. The site is in the CC-4-2 zone.

Item 7 – 7:45 **Avalon Bay Presentation (Informational)**

Tim Grizzell, Avalon Bay  
Brittany Ruggels Wallace, KLR Planning

Item 8 – 8:00 **San Diego International Airport Report (Informational)**

Sophie Barnhorst

Item 9 – 8:15 **Streets & Sidewalks Subcommittee**

Chair nominations and election (Action)  
Greg Daunoras

Item 10 – 8:20 **Parking Advisory Board**

Nominations and appointments (Action)  
Gordon Froehlich, Paige Hernandez, John Terrel

Item 11 - 8:25 **Capital Improvement Projects Committee**

Chair, Iain Richardson

- 1) reimbursement of expenses incurred during the CIP process (Action)
- 2) process changes for next cycle (Discussion)

Item 12 – 8:40 **Community Planners Committee (CPC) Report (Informational)**

CPC Representative Scott Chipman will review recent CPC actions.

Item 13– 8:45 **Government Representatives' Reports**

Vicki Joes for Councilmember LaCava;  
Emily Piatanesi for Mayor Gloria;  
Rachel Beck for Supervisor Lawson-Remer;  
Mariah Kallhoff for Assemblymember Boerner;  
Aurora Livingston for State Senator Blakespear;  
Cole Reed for State Senator Atkins

Item 14 – 9:00 **Adjournment**

**Upcoming Meetings:**

October 25, 2023 (6:00 pm) - Streets & Sidewalks Subcommittee

November 2 2023 (Noon) - Development Review Subcommittee –

November 8, 2023 (6:30 pm) – PBPG General Meeting

All meetings will be held in the Community Room of the PB Library

**NOTE ON PUBLIC COMMENT:** Members of the public who wish to comment on an item (agenda or non-agenda) are requested but not required to notify the Chair at [Bothwellm@icloud.com](mailto:Bothwellm@icloud.com) prior to the meeting. Comments may be subject to time limitations.

If a Sign Language Interpreter is required, please contact Hyejin Lee at [HLee@sanidiego.gov](mailto:HLee@sanidiego.gov) at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting. Thank you for your courtesy.