



# Pacific Beach Planning Group

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

Wednesday, August 10, 2022: 6:30 PM

Meeting via Zoom Conference

## AGENDA

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**NOTE: Zoom Login Information appears further down on this Agenda**

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

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

Item 3 **Current Agenda - Modifications and Approval**

Item 4 **July 13, 2022 Minutes - Modifications and Approval**

Item 5 – 6:45 **PBPG Chair’s Report**  
Chase Building Mosaics Revisited? SANDAG Meeting in September on MB Drive/Balboa Project; Zoom vs In-Person vs Hybrid meetings

Item 6 – 6:50 **Development Project Reviews (Action Items)**  
Subcommittee Chair Marcella Bothwell

**#697736: 1075 Opal Street Development Permit**

**Applicant:** Jeff Parshalle

**Description:** Process 2 Coastal Development Permit with Lot Line Adjustment (LLA) for demolition of existing dwelling and garage, and construction of two new three-story residences with detached carports (one residence on each of the two lots) The 0.13-acre site is in the RM-1-1 zone. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting.

**#1054593: 1261 Felspar Street Amendment to CDP and CUP**

**Applicant:** Aaron Rodriguez

**Description:** Process 3 Amendment to an existing Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to remove the residential lot at 1261 Felspar from larger CDP/CUP that includes the Sprouts store. The 2.0-acre site is in the RM-2-5 and CC-4-2 Zones. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting.

**#676134: 2133 Balboa Avenue Development Permit**

**Applicant:** Jonathan Webster

**Description:** Process 2 Coastal Development Permit for construction of a new 667 square foot two-story building with two studio units (one on

each floor), and to convert an existing 2 car garage into a 400 square foot unit. The 0.05-acre site is in the RM-2-5 zone. The Development Review Subcommittee reviewed and voted to forward this application at its August 4, 2022 meeting.

**#690570: 2121 Thomas Avenue ADUs**

**Applicant:** Xavier Rodriguez, ADU Geeks

**Description:** Process 2 Coastal Development Permit to convert two existing two-car garage/storage/mechanical rooms into two ADUs of 532 and 393 square feet respectively. Main unit remodeled is under a separate permit. The site is in the RM-1-1 zone. Development Review Subcommittee reviewed and voted to forward this application at its July 7, 2022 meeting.

Item 7 – 7:50 **Community Planners Committee (CPC) Report (Informational)**  
CPC Representative Scott Chipman will review recent CPC actions.

Item 8 – 7:55 **Streets & Sidewalks Subcommittee (Informational)**  
Chair Rich Crowers will report on pending items addressed at the July 27, 2022 Subcommittee meeting.

**Foothill Boulevard Traffic and Roundabouts Report**

Tom Coat will review the history of Foothill Boulevard traffic problems, the status of the planned roundabout at Foothill and Loring, and the ongoing efforts to formulate and obtain additional traffic calming measures from the City.

Item 9 – 8:20 **Government Representatives' Reports**  
Kohta Zaiser for Mayor Gloria, Rebecca Smith for Supervisor Lawson-Remer, Mikki Holmes for Assemblymember Ward, Cole Reed for State Senator Atkins, and Linus Smith for Councilmember Campbell.

Item 10 – 8:30 **Adjournment**

**Upcoming Meetings:**

August 24, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee

September 8, 2022 (Noon) - Development Review Subcommittee

September 14, 2022 (6:30 pm) - Full PBPG General Meeting

**INSTRUCTIONS FOR LOGGING INTO THE LIVE VIRTUAL (ZOOM) MEETING**

Topic: PBPG August 2022 General Meeting

Time: August 10, 2022 6:30 PM Pacific Time (US and Canada)

Join Zoom Meeting -- Use the following link:

<https://us02web.zoom.us/j/82678406289?pwd=L0paeEJPUGFBWnFORFRiMFJydGFPUT09>

Meeting ID: 826 7840 6289

Passcode: pbpg2021

One tap mobile +16699006833,,82678406289#,,, \*57405713# US (San Jose)

**NOTE ON PUBLIC COMMENT:** Members of the public who wish to comment on an item (agenda or non-agenda) are requested to notify the Chair at [karlrand22@gmail.com](mailto:karlrand22@gmail.com) prior to the meeting and raise their electronic hand during the meeting. Comments are subject to time limitations.

**NOTE ON USE OF CHAT ROOM:** Attendees are respectfully requested to exercise restraint in the use of the Chat Room, to help all attendees focus on the presentations.

Meeting participants will initially be admitted into the meeting “waiting room”. The Chair or staff will move participants from there to the meeting itself. When you enter the meeting, all participants will be muted unless otherwise directed by the Chair. Leave your device muted during the meeting; this helps keep extraneous background sounds from interfering with the meeting.

If a Sign Language Interpreter is required, please contact Hyejin Lee at [HLee@sandiego.gov](mailto:HLee@sandiego.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.

Downloading the Zoom application to your device provides for the best results. You can register for free. If you are unable to download and run the Zoom application for this meeting, you can choose “Join from your web browser” upon joining the meeting, which does not require downloading any plug ins or software. Google Chrome is the recommended web browser.

Thank you for your courtesy.