



# Pacific Beach Planning Group

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

**Wednesday, August 9, 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 – 6:35 **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 – 6:45 **July 12, 2023 Minutes** - Modifications and Approval

Item 5 – 6:50 **PBPG Chair's Report**  
De Anza Subcommittee of City Parks and Rec Board

Item 6 – 6:55 **Election of Board Member – Business**  
Candidate: Charlie Nieto, Pacific Beach Town Council

Item 7 – 7:00 **Development Project Reviews (Action Items)**  
Subcommittee Chair John Terell

1) PRJ-1079878 - 2139-2175 Balboa Avenue;  
Applicant: Brian Yamagata

Coastal Development Permit Process 2 to demolish eight existing single family homes and build a 3-story affordable housing project with 34 apartment units and one commercial space. The site (0.54 acre) is in the RM-2-5 zone

2) PRJ-1077740 - 2135-2145 Garnet Avenue;  
Applicant - Golba Architecture

Coastal Development Permit Process 2 to demolish two 1-atory units and construct two 3-story multi-family buildings with a total of 14 residential units. The site (0.29 acre) is in the CO-1-2 zone.

3) PRJ-1072455 - 702 Loring Street;  
Applicant - ADU Geeks

Coastal Development Permit Process 3 to convert an existing garage into an accessory dwelling unit. The site (0.16 acre) is in the RS-1-7 and RM-1-1 zones

Item 8 – 7:45 **Ocean Park Inn GDP (Action)**  
Elvin Lai, Owner Ocean Park Inn

Item 9 – 7:50 **Streets & Sidewalks Subcommittee (Informational)**  
Chair RJ Kunysz

Item 10 – 7:55 **(CIP) Capital Improvement Projects Committee**  
Chair, Iain Richardson  
Approval of CIP List

Item 11 – 8:15 **Community Planners Committee (CPC) Report (Informational)**  
CPC Representative Scott Chipman will review recent CPC actions.

Item 12– 8:20 **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 13 – 8:30 **Adjournment**

**Upcoming Meetings:**

August 23, 2023 (6:00 pm) - Streets & Sidewalks Subcommittee

September 2023 (Noon) - Development Review Subcommittee – NO MEETING

September 20, 2023 (6:30 pm) – JOINT PBPG / PBTC Meeting AT CROWN POINT JUNIOR MUSIC ACADEMY AUDITORIUM

All OTHER 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@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. Thank you for your courtesy.