



# Pacific Beach Planning Group

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

Wednesday, September 14, 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 **August 10, 2022 Minutes** - Modifications and Approval

Item 5 – 6:45 **PBPG Chair’s Report**  
SANDAG Meeting on MB Drive/Balboa Project;

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

**#690569: 1468 Hornblend Avenue ADUs**

**Applicant:** Xavier Rodriguez – ADU Geeks

**Description:** Process 2 Coastal Development Permit to convert two attached garages into two ADUs (332 square feet and 503 square feet) located in an RM-2-5 zone. The Development Review Subcommittee voted to forward this application at its September 7, 2022 meeting.

**#695748: 976 Missouri Street**

**Applicant:** Scott Spencer

**Description:** Process 2 Coastal Development Permit for the demolition of an existing residence and the construction of a new two-story 4840 square foot duplex with a garage attached to an existing one-story commercial building. The 0.12 acre site is located in the Cass Street Planned District Base Zone. The Development Review Subcommittee voted to forward this application at its September 7, 2022 meeting.

**#1061974 4666 Cass Street NUP**

**Applicant:** Larry Michel, Business Manager

**Description:** Process 3 Neighborhood Use Permit (NUP) application by Source Empowered Wellness/Habsritt Chiropractic to continue the existing healthcare and beauty service business in the Cass Street Planned District.

- Item 7 – 7:30 **3535 Promontory (PN 635117) Potential Appeal (Action)**  
Chair Rand will review the City’s recent approval of PN 635117 (the Prokopenko Addition with ADU on Ingraham) that PBPG recommended be denied in July of 2020, and will then review the procedures for appeals to the Planning Commission and the prospects for an appeal in this matter.
- Item 8 – 7:45 **PBPG CIP D1 Budget Priorities List for 2023 (Action)**  
Chair Rand will lead the review last year’s (2022) budget priority list for Capital Improvements and the formulation of the 2023 list for presentation to D1 Councilmember LaCava.
- Item 9 – 8:10 **Community Planners Committee (CPC) Report (Informational)**  
CPC Representative Scott Chipman will review recent CPC actions.
- Item 10 – 8:15 **Streets & Sidewalks Subcommittee (Informational)**  
Chair Rich Crowers will report on pending items.
- Item 11 – 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 12 – 8:30 **Adjournment**

**Upcoming Meetings:**

- September 28, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee  
October 6, 2022 (Noon) - Development Review Subcommittee  
October 12, 2022 (6:30 pm) - Full PBPG General Meeting

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

Topic: PBPG September 2022 General Meeting  
Time: September 14, 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 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.