

Pacific Beach Planning Group
Development Subcommittee

Thursday, June 3, 2021 – 12-1pm (noon)

*** ZOOM meeting: Please email EdGDevChair2021@gmail.com if you wish to join meeting ***

Agenda

Members present:

1. Welcome • Introductions • Procedural Process by Ed Gallagher, Chair
2. Agenda Approval
3. Prior Minutes Approval
4. Non-Agenda Public Comment (Information only: no cross-talk, no discussion)
 - a. Ahead of time, please email comments to be read to EdgDevChair2021@gmail.com
5. Projects for review (ACTION items):
 - a. **686049 – 1011 Grand Ave • Digital-Villas-By-The-Sea CDP**
 - i. Presenter: Tim Golba
 - ii. PACIFIC BEACH(Process 2)*AFFORDABLE HOUSING EXPEDITE* Coastal Development Permit to demo existing structure and construct a new 3-story 35,878 s.f. mixed use development consisting of 40 residential dwelling units, commercial tenant space, a residential lobby and an on-grade enclosed parking garage, located at 1011 Grand Ave. The 0.56 acre site is located in the CC-4-2 base zone of the Coastal (Non-Appealable) Overlay Zone of the Pacific Beach Community Plan area. Council District 2.
 - b. **683087 – 1704 Hornblend St • Digital-Jewell Apts CDP**
 - i. Presenter: Tim Golba
 - ii. PACIFIC BEACH**AFFORDABLE HOUSING EXPEDITE PROGRAM**(Process 2) Coastal Development Permit for the demo of an existing single-family residence & construction of a 3-story mixed-use structure with 20 dwelling units, 1st floor commercial tenant space, lobby & on-grade parking, 2nd & 3rd floor residential each w/10 for-rent dwelling units, at 1704 & 1712 Hornblend St. The 0.14-acre site is located in the RM-2-5 & Coastal (N-App2) zone of the Pacific Beach Community Plan area. Council District 2.
 - c. **579124 – 4404 Ingraham St • Mobil Gas Station NUP • TI & Car Wash Addition**
 - i. Presenter: Mike Bajoua
 - ii. PACIFIC BEACH (Process 2) Neighborhood Use Permit for converting service station garage shop to a convenience store, expand the store from 460 s.f to **1,635 s.f.**, new car wash structure, and additional parking spaces within existing service station at 4404 Ingraham St. The 0.38 acre site located in the CC-4-2 Base zone and Coastal Non-Appealable overlay zone within the Pacific Beach Community plan area. Council District 2, CUP# 88-1324.
 - d. **678588 – 3910 Ingraham St • Digital T-Mobile • Bay Pointe Apts CUP**
 - i. Presenter: Desiree Bruzee • MD7
 - ii. PACIFIC BEACH Conditional Use Permit Process 4 and Planned Development Permit for modification to an existing T-Mobile Cell site including to remove 6 panel antennas, install 9 panel antennas, remove 8 RRUs, install 3 RRUs, remove 3 TMAs. All 6 shrouds will be replaced with the addition of 1 RFP transparent screen wall. Includes mods to equipment. 3910 Ingraham Street, San Diego, CA 92109 in the RM-3-7 zone, the Coastal Zone N-APP-2, the CHLOZ, and CD 2.
6. Updates on Community Planning Projects (if time allows):
7. Adjournment

Next meeting: Thursday July 8 @ 12pm (noon)

Every agenda is posted on pbplanning.org 72 hours in advance of every Subcommittee meeting.