



# Pacific Beach Planning Group

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

**Wednesday, September 11, 2024: 6:30 PM**  
**Meeting at PB Taylor Library - Community Room**  
**4275 Cass Street, San Diego CA 92109**  
**Draft Minutes**

- Item 1 - 6:30 **Call to Order, Quorum Count** Marcella Bothwell (chair), Scott Chipman (secretary), Dave Schmidt, Debbie Conca, Greg Daunoras, Charlie Nieto, Ryan Stock, Annie Kaffka, Eve Anderson (6:35) 10
- 6:30 **Point of order Scott** – let's modify the agenda to put agenda approval prior to Non-Agenda public comment. Approved without objection.
- Item 3 – 6:35 **Current Agenda** - Modifications and Approval Motion to approve agenda with Item 3 moved to position 2 and Item 9 moved to position 7 Greg/Debbie 8-0-1 (Eve had not yet arrived)
- Item 2 – 6:35 **Non-Agenda Public Comments Leslie DeFor** – concern over smoke shops. Can a committee address these? Chair comment – we can ask for a presentation on this for November. Scott has a prevention specialist, Dawn Kamali, can provide a presentation. **Jennifer Sprofera** – Does the city know that our sewer/water system can handle all the additional housing that is being developed? Could we have presentation on this? Chair comment – we can ask for a presentation on this. **Scott Chipman** – there is a trash mountain now where the dump at one time was a pit. The mountain is blocking views of the real mountains. **Amana Nervena** – mother of young children in the neighborhood behind Der Wienerschnitzel is concerned there is no parking in her neighborhood and the 50' building coming to Garnet would make it even worse. **Charlie Nieto** – PAESAN Sept 28<sup>th</sup> 4:30-6 Mission Bay Park. **Eve Anderson** – Bar tour and handout
- Item 4 – 6:45 **August 14, 2024 Minutes** - Modifications and Approval, Spelling of Annie's last name to be Kaffka. Greg/Debbie 8-0-2
- Item 5 – 6:45 **PBPG Chair's Report** Diamond Street bollard letter, response should be coming shortly. 50' Garnet building presentation next month. MB park infrastructure survey is available online. Prop 36 workshop Sept. 18, email Marcella if you want to join in.
- Item 6 – 6:50 **Development Project Reviews**  
Chair, John Terell

PRJ-1098487 – Southwest corner Bunker Hill Street/Revere Avenue

- i. Applicant: Evan Gerber, Archs Design Studio
- ii. Coastal Development Permit (Process 2) to construct a 3-story, 13,231 square foot multi-family building with 15 units and 2 accessory units on an existing vacant parking lot. The 0.156-acre site is in the CC-3-9 base zone. No parking spaces are proposed or required.

**Comments** – 24 bedrooms, no parking Motion to Approve Ryan/Debbie FAILED 3/5/2

- Item 7 – 7:05 **Information Item: PB Pathways Phase 3 Proposal** Ryan Stock, Chair Beautiful PB, PPT of approximately 25 slides
- Item 8 – 7:25 **Streets & Sidewalks Committee**  
Chair, Greg Daunoras No Meeting, no report, however, meeting in November likely.
- Item 9 – 7:30 **Parking Advisory Board Report**  
Chair, Gordon Froelich – finances for Parking District and Beach Bug were reviewed. Parking District has not received any income as of yet. Administrative fees are overwhelming the income and Beach Bug is in the hole \$250k. PB Pathways is often a dominate topic at these meetings.
- Item 10 – 8:08 **Capital Improvement Projects Committee** Chair, Charlie Nieto Joint meeting with the PBTC September 18th at 6:30PM at the Pacific Beach Presbyterian Church Auditorium 1675 Garnet Ave, San Diego
- Item 11a - **Community Planners Committee (CPC) Report**  
August meeting adjourned no report
- Item 11b - 8:20 **Beachfest** Eve, Community Outreach October 5, 8am -7pm. We will be north of the pier and need volunteers and a budget approved. Motion to share \$150 cost with PBTC Scott/Dave 9-0-1
- Item 12 – 8:30 **Government Representatives' Reports**  
**Cambria Head** for Councilmember LaCava; LaCava working with the mayor's office to answer the Diamond Street bollard letter. A number of community plans are being updated, however, no date for PB.  
**Melissa Gardner** – city planner annual code update passed.  
  
Emily Piatanesi for Mayor Gloria; Not present  
Celsey Taylor for Supervisor Lawson-Remer; Not present  
Mariah Kallhoff for Assemblymember Boerner; Not present  
Aurora Livingston for State Senator Blakespear; Not present  
Cole Reed for State Senator Atkins; Not present

Item 13 - 8:37 **Adjournment**

**Upcoming Meetings:**

Sept 18, 2024 CIP Joint meeting with the PBTC September 18th at 6:30PM at the Pacific Beach Presbyterian Church Auditorium 1675 Garnet Ave, San Diego

Sept 25, 2024 (4:30 pm) – PAESAN No Streets & Sidewalks Subcommittee Meeting

Oct 4, 2024 (Noon) - Development Review Subcommittee

Oct 7, 2024 (6:00 pm) Capital Improvement Projects Subcommittee

Oct 9, 2024 (6:30 pm) – PBPG General Meeting \*Developer presentation on 2662 Garnet Ave

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

DRAFT