

Pacific Beach Planning Group
Development Subcommittee Agenda

Thursday, August 4, 2022 – 12:00 PM

*Zoom meeting: Please email bothwellm@mac.com if you wish to join meeting

Members present:

1. Welcome by Interim Chair, Marcella Bothwell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
 - a. Please email comments ahead of time to be read to: bothwellm@mac.com
3. Projects for review (Action items):
 - a. 676134 2133 Balboa Ave
 - i. Presenter: Jonathan Webster
 - ii. PACIFIC BEACH. (Process 2) Coastal Development Permit for a new 667 sq.ft. detached 2-story building with a studio unit on each floor and to convert an existing 2-car garage into a 400 sq.ft. unit. The 0.05-acre site is located at 2127 and 2131 Balboa Ave in the RM-2-5, Coastal (N-APP-2) overlay zones in the Pacific Beach Community Plan Area. Council District 2.
 - b. 697736 1075 Opal St
 - i. Presenter: Jeff Parshalle
 - ii. PACIFIC BEACH (Process 2) NDP, CDP, & LLA to demo existing residence & garage on an existing double lot & lot line adjustment. For proposed construction of a new 3 story residence & detached carport with ADU above totaling 3,008 s.f. on one lot, & a new 3 story residence & detached carport with ADU above totaling 2,902 s.f. on the second lot, site located at 1075 Opal St. The 0.13-acre site is in the RM-1-1 & Coastal (Non-App-2) Overlay zone within the Pacific Beach Community Plan area. CD 2.
 - c. 1054593 1261 Felspar
 - i. Presenter: Aaron Rodriguez
 - ii. (Process Three), Coastal Development Permit and Conditional Use Permit, for an Amendment to Coastal Development Permit and Conditional Use Permit No. 93-0538 to remove 1261 Felspar Street from the existing entitlement. The 2.00-acre site is in the RM-2-5/CC-4-2 zones and Coastal (Non-Appealable) overlay zone within the Pacific Beach Community Plan area. Council District 2. This development is within the Coastal Overlay zone and the application was filed on May 16, 2022

4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for September 8, 2022 (please check PBPB website for agenda) if there are projects needing to be reviewed.