

Pacific Beach Planning Group

Thursday, August 22, 2019 – 5:30

Pacific Beach Library

4275 Cass St

San Diego, CA 92109-4005

Development Committee Agenda

Members present:

1. Welcome by Chair, Marcella Bothwell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
 - a. 2 minutes if time allows
3. Projects for review (Action items):
 - a. 368395: 4530 Ingraham St.
 - i. Presenter: Aaron Borja
 - ii. The project proposes the demolition of single dwelling unit with attached garage and detached shed and construction of 13 residential apartments for a total of 9682 square feet located at 4530 Ingraham St. The project proposes an affordable housing density bonus from eight units to 13 units.
 - b. 637474: 1436 – 1438 Hornblend
 - i. Presenter: Ryan Cloud
 - ii. The Development Services Department has completed the initial review of the project referenced above and described as demolition of an existing duplex and attached garages and construction of four new residential units in two duplex buildings. The 0.14-acre site is located at 1436 Hornblend Street in the Residential Multiple Dwelling Unit (RM-2-5) Zone, Coastal (Non-Appealable), Coastal Height Limitation, Parking Impact Parking Standards Transit Priority Area, Transit Priority Area, Pacific Beach Community Plan and Local Coastal Program.
 - c. 613700: 3943 Ingraham St
 - i. Presenter: Moises Villegas or substitute
 - ii. The Development Services Department has completed the second review of the Jeong Companion Unit project, described as Coastal Development Permit for a detached, two-story 734-square-foot companion unit. The 0.11-acre site located at 3943 Ingraham Street in the RM-1-1 Base Zone,

Coastal (Non-Appealable) overlay zone within the Pacific Beach Community Planning Area.

- d. 630011: 1836 Reed St
 - i. Presenter: Greg Goertzen
 - ii. Coastal Development Permit to demolish a existing single family residence and construct two single family homes with detached two-car ports, on two separate legal lots.

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

Next meeting is scheduled for September 19, 2019 (please check PBPB website for agenda) if there are projects needing to be reviewed.