

Pacific Beach Planning Group  
Development Subcommittee Agenda

Thursday, July 7, 2022 – 12:00 PM

\*Zoom meeting: Please email [bothwellm@mac.com](mailto: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](mailto:bothwellm@mac.com)
3. Projects for review (Action items):
  - a. 690570 2121 Thomas
    - i. Presenter: Xavier Rodriguez, ADUGeeks
    - ii. PACIFIC BEACH Coastal Development Permit to convert two existing two car garages, storage, and mechanical rooms into two, Accessories Dwelling Units (532 square feet & 393 square feet). The 0.14-acre site is located at 2121 Thomas Avenue in the RM-1-1 Zone, Coastal Overlay Zone, within the Pacific Beach Community Plan area.  
Base Zone: RM-1-1
  - b. 1052070 891 Turquoise St
    - i. Presenter: Christensen Engineering
    - ii. PACIFIC BEACH, Process 2, Vesting Tentative Map for the consolidation of four existing lots and vacated alley into one lot for a 20-unit (2 units for Affordable Housing), 3-story multi-family residential condominium development. The property located at 891 Turquoise Street. The 0.29-acre site is located in the RM-1-1 base zone and coastal (non-appealable) overlay zones within the Pacific Beach Community Plan area, Council District 2.
    - iii. Base Zone RM-1-1
  - c. 696698. 934 Reed Ave
    - i. Presenter: Scot Frontis
    - ii. Coastal Development Permit to demolish three residential units & construct two new detached 2,194 sq.ft. two-story single dwelling units, each with a penthouse & roof deck, a 1,227 sq.ft. basement 4-car garage, and a 796 sq.ft. two-story companion unit at 934-936 Reed Avenue. The 0.14-acre site is in the RM-1-1 & Coastal (non-appealable) Overlay Zones within the Pacific Beach Community Plan area.
    - iv. Base Zone RM-1-1

d. None

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

Next meeting is scheduled for August 4, 2022 (please check PBPB website for agenda) if there are projects needing to be reviewed.