

Pacific Beach Planning Group

Thursday, March 4, 2021 – 5:30

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

Development Committee Agenda

Members present:

1. Welcome by 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. 676545: 4033- 4039 Lamont St
 - i. Presenter: Tim Golba
 - ii. PACIFIC BEACH **AFFORDABLE HOUSING EXPEDITE PROGRAM** (Process 2) Coastal Dev Permit for a 3-story mixed use building with 18 residential units with ground floor commercial and on-grade parking including 2 affordable dwelling units at 60% AMI located at 4033 and 4039 Lamont Street. The site is located in the RM-2-5 zone and the Coastal (Non-App), CHLOZ, PIOZ-Beach, PIOZ-Coastal, Residential Tandem Priority, Parking Standards TPA and TPA. Council District 2.
 - iii. Base Zone: RM-2-5
 - b. 670011 3416 Crown Point Drive
 - i. Presentor: Scot Frontis
 - ii. PACIFIC BEACH (Process 2) CDP to demolish an existing 1,258 SF SDU and construct a new 2,613 SDU with a 1,049 basement and 410 SF roof deck. A 747 two-story companion unit is proposed at rear of site with an existing sewer easement to be abandoned. The project site is located 3416 Crown Point Dr. The 0.1-acre site is located in the RS-1-7 zone, AIA (Rev Area 2-SDIA), FAA (SDIA), CHLOZ, Coastal (NAPP2), PIOZ (Coastal and Beach), and RTPOZ within the Pacific Beach Community Planning area, CD 2.
 - iii. Base zone: RS-1-7
 - c. 595080: T Mobile 4944 Cass Street
 - i. Presenter: Vincent Voss
 - ii. PACIFIC BEACH/CASS STREET: PROCESS 4 for an application for the continued use of a WCF with 6 existing antennas and two equipment

cabinets, no changes proposed. 4944 Cass Street, CSPD-Cass-Street and the RM-1-1 Zone, Coastal Zone (Non-Appealable Area 2), the CHLOZ CD 2. Other overlay zones may apply to the site but are not relevant to Wireless Communication Facilities.

iii. Base Zone RM-1-1

d. 681203: 4069 Shasta Street

i. Presenter: Chris Dutton

ii. PACIFIC BEACH (Process 2) Coastal Development Permit to construct a new 617 square-foot first floor addition, 665 square-foot second floor addition, 114 square-foot cupola, 215 square-foot rooftop deck, and a new 215 square-foot detached garage within an existing one-story single family residence located at 4069 Shasta Street. The 0.14-acre site is in the RM-1-1 Zone and the Coastal Overlay Zone (Non-Appealable 2) within the Pacific Beach Community Plan area. CD2

iii. Base Zone RM-1-1

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

5. Adjournment

Next meeting is scheduled for April 8, 2021 (please check PBPB website for agenda) if there are projects needing to be reviewed.