

Pacific Beach Planning Group
Development Subcommittee Agenda

Friday, April 3, 2026 at 12:00 PM
Pacific Beach Library Community Room, 4275 Cass Street

1. Welcome by Chair, John Terrell / Introductions
2. Non-Agenda Public Comment – (Information only, non-debatable)
 - a. Please email comments ahead of time to be read to: jcterell@aol.com
3. Projects for review (Action items):
 - a. PRJ-1146672 – 1805 Hornblend Street; Applicant: ADU Geeks
Coastal Development Permit (Process 2) to remodel an existing 3-car garage with a second-floor apartment, demolish an existing duplex construct a three story 15-unit apartment building using the City's Bonus ADU Program. Four units are proposed as Moderate Income for 15 years. The 0.14-acre site is zoned RM-2-5.
 - b. PRJ-1148823 – 4464 1/3 Ingraham Street (ROW); Applicant: Charter Communications; Site Development Permit (Process 2) to install a Alpha powernode cabinet, 6 12v batteries and concrete pad and underground connection to existing cabinet. The site is zoned the CC-4-2 zone.
 - c. PRJ-1125147 – 2404 Loring Street – Applicant: Robert Ramirez
Conditional Use Permit and Neighborhood Development Permit to continue operation of an existing wireless communication facility at a retirement center (Wesley Palms). The site is zoned RS-1-4.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for Friday, May 8, 2026, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.