

Pacific Beach Planning Group
Development Subcommittee Agenda

Wednesday, August 8, 2025 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-1134359 – 1367 Diamond Street; Applicant: Scott Schwartz
Coastal Development Permit (Process 2) to demolish a single-family home and construct two 1,805 sf duplexes. The 0.14-acre site is zoned RS-1-7.
 - b. PRJ-1095144 – 1312 Pacific Beach Drive; Applicant: Andrea Montejano
Coastal Development Permit (Process 2) to demolish a single-family home and construct two 3-story duplexes, each with an accessory dwelling unit. The 0.06-acre site is zoned RM-2-5.
 - c. PRJ-1128026 – 4240 Morrell Street; Applicant: Jesus Catalan
Coastal Development Permit (Process 2) to demolish a single-family home and construct a 3-story, 30-unit multi-family project with 11 affordable units (9 Moderate under Bonus ADU Program). The 0.28-acre site is zoned RM-1-1.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for September 5, 2025, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.