

Pacific Beach Planning Group  
Development Subcommittee Agenda

Friday, August 7, 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](mailto:jcterell@aol.com)
3. Projects for review (Action items):
  - a. PRJ-1156233 – SWC Bunker Hill Street & Revere Avenue; Applicant: Arch5 Design Studio; Amendment to reconfigure previously approved multi-family project (PRJ-1098487) to increase unit count from 18 to 21. The 3-story project would increase from 13,456 sf to 16,433 sf. One unit is proposed as Very Low Income for 55 years. The 0.156-acre site is zoned CC-3-9.
  - b. PRJ-1152803 – 4928 Crystal Drive; Applicant: Swift Permits; Coastal Development Permit (Process 3) to demolish a 2-story 4,799 sf single family home and construct a 2-story 2,558 sf single family home, 336 sf garage and 1,045 sf accessory dwelling unit. The 0.13-acre site is zoned the RM-1-1 zone.
  - c. PRJ-1153345 – 1152-4 Felspar Street; Daniel Linn; Coastal Development Permit (Process 2) to demolish 2 single family homes and construct two 3-story 3,848 sf duplex buildings each including a 371 sf garage and two 400 sf accessory dwelling units above the garages. The 0.14-acre site is zoned RM-2-5.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for Friday, September 4, 2026, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.