

Pacific Beach Planning Group
Development Subcommittee Agenda

Friday, May 9, 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-1124385 – 1021-5 Law Street; Applicant: Mark Lyon
Coastal Development Permit (Process 2) to remodel and add a second story to existing houses. A portion of 1021 Law house will be converted into a new 608 sf accessory dwelling unit. The 0.14-acre site is zoned RM-1-1.
 - b. PRJ-1124383 – 4077-9 Honeycutt Street; Applicant: Mark Lyon
Coastal Development Permit (Process 2) to renovate and expand the 4077 Honeycutt house, convert an attached garage into an accessory dwelling unit, and demolish the 4079 Honeycutt house and construct a two-story house with open roof deck, garage and carport. The 0.12-acre site is zoned RM-1-1.
 - c. PRJ-1124874 – 3664 Buena Vista Street; Applicant: Frontis Architecture
Coastal Development Permit (Process 2) toto remodel and add a second floor and roof deck, totaling 2900 sf, to an existing house. The 0.11-acre site is zoned RS-1-7.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

Next meeting is scheduled for June 6, 2025, at 12 noon (please check PBPB website for agenda) if there are projects needing to be reviewed.