

Pacific Beach Planning Group
Development Subcommittee Agenda

Friday, November 7, 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-1136083 – 1830 Grand Avenue; Applicant: Brian Yamagata
Coastal Development Permit (Process 2) to demolish 2 single-family homes and construct a 3-story multi-family building with 26 units. The 0.29-acre site is zoned RM-2-5.
 - b. PRJ-1127792 – 4091 Lamont Street; Applicant: Tim Golba
Coastal Development Permit (Process 2) to demolish a single-family home and construct two 3-story single home homes. The 0.12-acre site is zoned RM-2-5.
 - c. PRJ-1140437 – 1062 Tourmaline Avenue; Applicant: Permits in Motion; Coastal Development Permit (Process 2) to demolish 2 existing units and construct 2 three-story single family homes with detached garages and accessory dwelling units (ADU's). The 0.14-acre site is zoned RM-1-1.
 - d. PRJ-1132845 – S/S Bunker Hill St. E/O Mission Bay Dr.; Applicant: Arch 5 Design Studio; Coastal Development Permit (Process 2) to construct a 3-story multi-family building with 20 units. The 0.14-acre site is zoned CC-3-9.
 - e. PRJ-1133935 – 3312 Crown Point Drive; Applicant: Moth, Inc.: Coastal Development Permit (Process 2) to construct an accessory development unit (ADU) and roof deck over an existing garage and patio. The 0.14-acre site is zoned RS-1-7.
4. Updates on Community Planning Projects (if time allows): None
5. Adjournment

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