



Pacific Beach Planning Group  
[www.pbplanning.org](http://www.pbplanning.org)

PB Taylor Library  
4275 Cass Street  
Wednesday, February 11, 2026: 6:30  
PM

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## AGENDA

- Item 1: 6:30      **Call to Order, Quorum Count**
- Item 2: 6:30      **Non-Agenda Public Comments**  
Issues ***not*** on the Agenda and within the jurisdiction of PBPG.
- Item 3: 6:40      **Action: Current Agenda**
- Item 4: 6:40      **Action: Minutes: Dec 10, 2025 and Jan 14, 2026**
- Item 5: 6:45      **PBPG Chair's Report**  
Report on Turquoise Tower  
Land Development Code Update  
    #81 Appeal fee increased to \$2000 for everyone  
    See CPC's LDC worksheet  
Street paving notice
- Item 6: 7:00      **Action: Development Projects**  
Chair, John Terrel
- a. PRJ-1139857 – 910 Diamond Street; Applicant: Robert Hall Architects  
Coastal Development Permit (Process 2) to demolish duplex and construct a 3-story multi-family building with 9 units using Bonus ADU Program. The 0.14-acre site is zoned RM-1-1.
  - b. PRJ-1148129 – 610 Pacific View Drive; Applicant: Eduardo Frischwasser  
Coastal Development Permit (Process 2) to demolish a single-family home and construct 2-story single home. The 0.34-acre site is zoned RS-1-7.
  - c. PRJ-1143166 – 4920 Dixie Drive; Applicant: Architect Mark D. Lyon  
Easement vacation along south and west property lines (Process 3). The 0.11-acre site is zoned RM-1-1.
  - d. PRJ-1133935 – 3312 Crown Point Drive; Applicant: Studio Moth  
Second review of Coastal Development Permit (Process 2) to add ADU and roof deck over existing garage. The 0.14-acre site is zoned RS-1-7.
- Item 7: 7:40      **Government Representatives' Reports**  
Cambria Head for Councilmember LaCava;

Emily Piatanesi and Fatima Maciel for Mayor Gloria;  
Evan Bridgham for Supervisor Lawson-Remer;  
Ross Tritt for Assemblymember Boerner;  
Aurora Livingston for State Senator Blakespear  
Cole Reed for State Senator Atkins

- Item 8: 7:50      **Elections Committee**  
                         Chair, Brian Jackson  
                         **Action:** Curtis Behre election
- Item 9: 7:55      **Streets & Sidewalks Committee**
- Item 10: 8:00     **Capital Improvement Projects Committee**  
                         Chair, Charlie Nieto and Brian Jackson
- Item 11: 8:10     **Community Planners Committee (CPC) Report**  
                         **ACTION REQUEST:** CPC encourages individual CPGs to review and  
                         move to adopt CPC's proposal. Once adopted, CPG's should forward  
                         their individual support by form letter to their Council representative.
- Item 12 - 8:30    **Adjournment**

**Upcoming Meetings:**

Streets & Sidewalks Subcommittee: February 25, 2026  
Development Review Subcommittee: March 6, 2025  
Capital Improvement Projects Subcommittee: TBD  
Elections Committee: TBD  
PBPG General Meeting: March 11, 2026

Curtis Behre

I moved to San Diego on February 14th, 2023, and lived here ever since. I currently work at Sprouts Farmer's Market in Pacific Beach on Garnet Ave., where I have worked for 2 years, since December 12th 2023, and I still work here, mostly in the Deli making smoothie orders and custom sandwich orders for the community. I have long attended a number of Pacific Beach Town Council Meetings, not as many but several Pacific Beach Planning Group Meetings, Beautiful PB's Alley Activation & Improvement Focus Group and a few Social Cycles as well as assisted at stands at some events like the Concerts on the Green Summer 2025 and the PB Elementary Fair in the Spring of 2025, as well as Walk & Roll event at PB Middle School last Spring 2025, volunteered at St. Andrew's-by-the-Sea Episcopal Church's Tuesday Evening Hunger Suppers, and participated in a couple beach cleanups with Purpose First. I follow the local news (for example: the Tower on Turquoise Street, the tragic fatality of a child on PB Drive and an alleyway last week, etc.) and local community events and politics. While I have not lived in Pacific Beach as long as other members of the PB Planning Group, I consider myself to be somewhat embedded in this community and aware of what is going on.

I'm also taking classes at San Diego City College, where I completed Introduction to Urban Geography just last semester, which included topics in Urban Geography in San Diego and the cultural and historical context of certain high rises, building codes and zoning rules and regulations and other San Diego history and context, and I am hoping to transfer to University of California to finish my Bachelor's in Linguistics, and seriously considering internship and work experience opportunities to then pivot into a career in Urban Planning.

As someone who is himself the median age of a San Diego resident (and PB Resident), and as a PB resident who lived all his life on the east coast before moving here, I think I have some meaningful context to provide with a seat on the PB Planning Group. I also personally know several local houseless residents from volunteering regularly at St. Andrew's, and as a working person, also am personally familiar with people my age who might not make as much money as other people on this board. I think these backgrounds combined, give me a rich and important perspective to provide serving on the PB Planning Group.

CPC Request:

Dear [Council member]:

The [enter name of community planning group] fully endorses the CPC's action taken at its meeting on January 27, 2026, concerning the reservation of a designated block for CPGs and CPC during public hearings. We believe providing CPGs and CPC the opportunity for presentations of equal duration and substance as is granted to project applicants, developers, and other like proponents will benefit decision-makers in their deliberative process.

Respectfully,

[enter name of community planning group]