



Pacific Beach Planning Group
www.pbplanning.org

**Wednesday, May 14, 2025: 6:30 PM Meeting at PB
Taylor Library - Community Room
4275 Cass Street, San Diego CA 92109
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: March 12, 2025: Minutes**
- Item 5 - 6:45 **PBPG Chair's Report**
Update 970 Turquoise
Update on ADU regulations
- Item 6 – 6:50 **Action: Development Projects**
Chair, John Terrel
- 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.
- Item 7 - 7:35 **Elections Committee**
Chair, Annie Kaffka
- Item 8 - 7:35 **Streets & Sidewalks Committee**
Chair, Ryan Stock and Immediate Past Chair Greg Danourus

- Item 9 – 7:40 **Parking Advisory Board Report**
Chair, Gordon Froelich
- Item 10 – 7:45 **Capital Improvement Projects Committee**
Chair, Charlie Nieto and Brian Jackson
- Item 11 – 7:50 **AVA Pacific Beach Proposal – 3883 Ingraham Street (Action)**
Albert Kao, Avalon Bay (Lead)
Mark Janda, Avalon Bay
Karen Ruggels, KLR Planning
Brittany Ruggels Wallace, KLR Planning
Joe Shultz, Kimley-Horn
Frank Marczynski, Topia Landscape Architect
- Item 12 – 8:05 **Pacific Beach Improv 1 – CIP Project Updates (Information)**
Jody Cheung, City of San Diego
- Item 13 - 8:15 **Community Planners Committee (CPC) Report**
- Item 14 - 8:20 **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 14 - 8:30 **Adjournment**

Upcoming Meetings:

Streets & Sidewalks Subcommittee: May 28, 2025
Development Review Subcommittee: June 6, 2025
Capital Improvement Projects Subcommittee: TBD
Elections Committee: TBD

PBPG General Meeting: June 11, 2025

All meetings will be held in the Community Room of the PB Library

NOTE ON PUBLIC COMMENT: Members of the public who wish to comment on an item (agenda or non-agenda) are requested but not required to notify the Chair at

Bothwellm@icloud.com prior to the meeting. Comments may be subject to time limitations.

If a Sign Language Interpreter is required, please contact Hyejin Lee at HLee@sandiego.gov at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting. Thank you for your courtesy.