

Pacific Beach Planning Group  
Development Subcommittee

Thursday, Aug 5, 2021 – 12-1pm (noon)

\*\*\* ZOOM meeting: Please email [EdGDevChair2021@gmail.com](mailto:EdGDevChair2021@gmail.com) if you wish to join meeting \*\*\*

## Agenda

Members present:

1. Welcome • Introductions • Procedural Process by Ed Gallagher, Chair
2. Agenda Approval
3. Prior Minutes Approval
4. Non-Agenda Public Comment (Information only: no cross-talk, no discussion)
  - a. Ahead of time, please email comments to be read to [EdgDevChair2021@gmail.com](mailto:EdgDevChair2021@gmail.com)

5. Projects for review (ACTION items):

**a. 669397 – 3903 Haines Ave • Digital Haines CDP/TM/SDP**

Presenter: Matthew DeVincenzo • Leppert Engineering

PACIFIC BEACH (Process 5) Coastal Development Permit, Tentative Map, Site Development Permit & Right of Way Vacation to demo home & add 3 units that total 2,030 SF, 2,016 SF and 2,016 SF each at 3903 Haines Street. The scope includes a Dwelling unit & a Companion Unit and Junior Unit on each lot with roof decks to create a total of 3 lots.

The 0.186-acre site is in the RM-1-1 Zone, the Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan area, Council Dist 2.

**b. 678621 – 1217 Wilbur Ave • Wilbur Ave CDP**

Presenter: Jason Smith

Coastal Development Permit for an ADU and addition to an existing residence. 1st level includes new bedroom and 2nd level addition includes a 4-bedroom Accessory Dwelling Unit (ADU) at 1217 Wilbur Av. The 0.14-acre site is located in the RS-1-7 zone and the Coastal (Non-App) Overlay Zone with the Pacific Beach Community Pan Area and Council District 2.

**c. 690228 – 1956 Hornblend St • Digital Hornblend VTM**

Presenter: Tim & Joy Christenson • Christenson Engineering & Surveying

PACIFIC BEACH. (Process 4) Vesting Tentative Map to create 14 residential condominium units (2 units for Affordable Housing) and the consolidation of 3.5 lots into one lot. The 0.32-acre site is located at 1956 Hornblend Street in the CO-1-2 Zone, Coastal overlay zone (Non-appealable) within the Pacific Beach Community Plan area. Council District 2.

6. Updates on Community Planning Projects (if time allows):

7. Adjournment

**Next meeting:** Thursday Sept 2 @ 12pm (noon)

**Every agenda** is posted on [pbplanning.org](http://pbplanning.org) 72 hours in advance of every Subcommittee meeting.