



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

PB Taylor Library  
4275 Cass Street  
Wednesday, November 12, 2025: 6:30 PM

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## DRAFT MINUTES

Item 1 - 6:30      **Call to Order, Quorum Count**, Lyssette Williams, Katie Spady (6:40), Eve Anderson (6:45), Scott Chipman, Charlie Nieto, Marcella Bothwell (chair), Greg Daunoras, Brian Jackson, Karl Rand, Annie Kaffka, Dave Schmidt, John Terrel, Gordon Froelich, Ryan Stock, Missing: Ross Tritt, Jeff Jester, (14 of 16)

Item 2 - 6:30      **Non-Agenda Public Comments** Charlie Nieto – Last Town Council mtg for 2025 next Wednesday & Thursday social, Ryan Stock – Waymo coming to PB, Climate conversation DeAnza cove Sat. 1:30 – 3:30. Scott Chipman – Alcohol license policy Public Convenience or Necessity PCN provides additional alcohol licenses and expansions in overconcentrated and high crime areas.

Item 3 - 6:40      **Action: Current Agenda Motion Charlie/Annie 11-0-1**

Item 4 - 6:40      **Action: October 8, 2025: Minutes Motion Charlie/Annie as corrected 10-0-2**

Item 5 - 6:45      **PBPG Chair's Report - none**

Item 6 – 6:45      **Action: Development Projects** Chair, John Terrel and Marcella Bothwell

Projects for review (Action items):

PRJ-1136083 - 1830 Grand Avenue; Applicant: Brian Yamagata, Tim Golba presenter. 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. **Motion to Approve: Karl/Scott 11-2-1**

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. **Motion to Approve: Scott/Brian 13-0-1**

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. The 0.14-acre site is zoned RM-1-1.

**Motion to Approve: Lysette/Annie 13-0-1**

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. **Motion to Approve: Scott/Charlie 7-6-1**

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. **Motion Not To Review as No Representative of the project was present – Scott/Brian 13-0-1**

- Item 7 – 7:45      **Government Representatives’ No Reports**
- Item 8: 8:00      **Response to Development Services Department (DSD) letter from Elise Lowe, Department Chair, DSD – ACTION ITEM Motion to Refer/request to CPC to write a letter. Scott/Ryan 13-0-1**
- Item 9: 8:15      **Elections Committee – no report** Chair, Annie Kaffka
- Item 10 – 8:15      **Streets & Sidewalks Committee** Chair, Ryan Stock and Immediate Past Chair Greg Daunorus Parking Survey How to collect more data? B&B Press? PB Monthly? SavePB? Beautiful PB? What will we do with the information? To be discussed at upcoming Subcommittee Meetings.
- Item 11 – 8:25      **Parking Advisory Board Report This community board has been disbanded. Will this become a PBPG subcommittee in the future?**  
Chair, Gordon Froelich
- Item 12 – 8:25      **Capital Improvement Projects Committee – no report** Chair, Charlie Nieto and Brian Jackson
- Item 13 - 8:25      **Community Planners Committee (CPC) No Report**
- Item 14 - 8:30      **Adjournment**

#### **Upcoming Meetings:**

Streets & Sidewalks Subcommittee: November 26, 2025  
Development Review Subcommittee: December 5, 2025  
Capital Improvement Projects Subcommittee: TBD  
Elections Committee: TBD  
PBPG General Meeting: December 10, 2025