



Pacific Beach Planning Group
www.pbplanning.org

PBTaylorLibrary
4275Cass Street
Wednesday, April 8, 2026 6:30 PM

Draft Minutes

- Item1:6:30 **Call to Order, Quorum Count** Lyssette Williams, Eve Anderson, Scott Chipman, Charlie Nieto, Marcella Bothwell (chair), Greg Daunoras, Brian Jackson, Karl Rand, Dave Schmidt, Patrick Sweeney, Gordon Froelich, John Terrell, Katie Spady (6:42), Jeff Jester, Curtis Behr, David Cuthell, Christopher Bonilla (Elected 7:36)
Missing: Ross Tritt, Todd Brown 16 of 18
- Item2:6:30 **Non-Agenda Public Comments** Lyzette announce PB Arts Center fund raiser June 20 Soledad Club, Scott mentioned the 8-1 city council vote in favor of the appeal to the CEQA exemption for 710 club streetery, Scott also recounted the CA High Speed Rail presentation to the planning group in 2009 and that nothing promised at that time appears will happen.
- Item3:6:40 **Action: Current Agenda Motion:** Charlie/Jeff unanimous
- Item4:6:40 **Action: Minutes March11, 2026** Add David Cuthell in attendance on zoom.
Motion: John Greg unanimous
- Item5:6:45 **PBPG Chair's Report**
Report on Turquoise Tower - Neighbors For a Better California letter to the city. On the website, this explains arguments the city should use to deny the project as well as potentially providing "standing" for the group in future litigation.
- Item6:6:50 **Action: Development Projects**
Chair, John Terrell,
Projects for review (Action items):
- a. PRJ-1146672-1805 Hornblend Street; Applicant: ADU Geeks
Coastal Development Permit (Process 2) to remodel an existing 3-car garage with a second-floor apartment, demolish an existing duplex construct a three story 15-unit apartment building using the City's Bonus ADU Program. Four units are proposed as Moderate Income for 15 years. The 0.14-acre site is zoned RM-2-5.

Serious concerns were expressed about parking for 18 bedrooms on a street/area that is already over parked.

PRJ-1146672-1805 Hornblend Street (continued)

Motion to approve: Lyzette/David FAILED 5-9-1

Motion to deny: Scott/Jeff PASSED 9-5-1

- b. PRJ-1148823 – 4464 1/3 Ingraham Street (ROW); Applicant: Charter Communications; Site Development Permit (Process 2) to install an Alpha power node cabinet, 6 12v batteries and concrete pad and underground connection to existing cabinet. The site is zoned the CC-4-2 zone.

MOTION TO APPROVE: Scott/Charlie Unanimous

- c. PRJ-1125147 – 2404 Loring Street – Applicant: Robert Ramirez Conditional Use Permit and Neighborhood Development Permit to continue operation of an existing wireless communication facility at a retirement Center (Wesley Palms). The site is zoned RS-1-4.

MOTION TO APPROVE: Scott/Charlie Unanimous

Item 7: 7:20 **Government Representatives' Reports**

- Savannah Stallings for Councilmember LaCava; Budget survey on line for input, North PB Lifeguard Tower initial budget \$13.5ml, likely higher, Needs \$1.5ml for CEQA (seems very high), Project "on hold" so not on the website. Council office looking for partnership possibilities for funding.
- Emily Piatanesi and Fatima Maciel for Mayor Gloria; Budget feedback encouraged, 35 new lifeguard vehicles partner Hyundai, SB985 does not relate to the Turquoise Tower but just Midway Rising project which the mayor is supporting.
- Jamie Fox for Supervisor Lawson-Remer; excused
- Ross Tritt for Assembly member Boerner; excused
- Aurora Livingston for State Senator Blakespear; 17 bills sponsored, Ebike legislation SB954, more CEQA exemption guardrails SB131

Item 8: 7:30 **Elections Committee** Chair, Brian Jackson

Board candidate residential seat: Christopher Bonilla

Elections for new officers: nominations open. No new nominations were made. The following officers were nominated and elected unanimously:

Current Chair: Marcella Bothwell

Current Vice Chair: Charlie Nieto

Current Secretary: Scott Chipman

Current Treasurer: Brian Jackson

Current Elections Chair: Brian Jackson

Current Capital Improvement: Charlie Nieto Chair and Brian Jackson
Vice Chair

Current Development Chair: John Terrel Vice Chair Jeff Jester

Current Streets and Sidewalks Chairs: A paper vote was taken to elect a chair and vice chair:
Chair Greg Daunoras and Lyssette Williams Vice Chair

Motion to create a community outreach subcommittee with Eve as chair. Scott/Karl passed unanimously

- Item 9:7:50: **Streets & Sidewalks Committee**
Chair Greg Daunoras, Lyssette Williams Greg reviewed the Ocean Blvd closing presentation and indicated a motion to present to the full board did not pass but that the presenter was invited to appeal to the chair to have the item heard.
- Presentation by beautiful PB on a pedestrian proposal for Ocean Blvd.** Tabled to next month
- Parking Survey Presentation: Lyssette Williams** The Survey is closed and a new survey is being created and will be presented at an upcoming meeting.
- Item 10: 8:15 **Capital Improvement Projects Committee** Chair, Charlie Nieto and Brian Jackson North PB Lifeguard Tower partnership process is being researched.
- Item 11: 8:15 **Community Planners Committee (CPC) Report** No Meeting
- Item 12: 8:22 **Presentation SB79 City of San Diego Implementation** Karl Rand This appears will be a staged implementation and the bill has been rolled back significantly to just impact trolley stations and major bus hubs.
- Item 13: 8:53 **Adjournment**

Upcoming Meetings:

Streets & Sidewalks Subcommittee: April 22, 2026
Development Review Subcommittee: May 8, 2026 pending projects
Capital Improvement Projects Subcommittee: April 22, 2026
Elections Committee: TBD
PBPG General Meeting: May 13, 2026