



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

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- Item 1- 6:30      **Call to Order, QuorumCount** Annie Kaffka, Eve Anderson, Scott Chipman, Dave Schmidt, Gordon Froelich, John Terrell Greg Daunoras, Katie Spady, Karl Rand, Charlie Nieto (acting chair), Brian Jackson, Lyssette Williams - Missing: Marcella Bothwell (chair), Ryan Stock (12 of 14)
- Item 2 - 6:30      **Non-Agenda PublicComments** – Scott Chipman-Provided a history of the boondoggle that is the CA high speed rail and it's costs to CA citizens. Karin Zirk – provided a handout discouraging the planting of non-native plants in the area and described the damage they do.
- Item 3 - 6:40      **Action: Current Agenda** (note: No zoom was available) John/Brian 12-0-0
- Item 4 - 6:40      **Action: March 12, 2025:** Minutes Approved Karl/Greg 10-0-2
- Item 5 - 6:45      **PBPG Chair's Report -**  
Update 970 Turquoise – city is asking the developer questions and the answers are slow in coming. This process could take a long time.  
Update on ADU regulations – Last week the planning commission made several modification suggestions. Tomorrow at Land-use and housing we will find out if any of the suggestions will be moved to the full city council. DSD also suggested some minor modifications that don't appear to solve many or any of the real problems with bonus ADU as it currently is being implemented.
- 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.  
**Motion to Approve:** Scott/Annie 12-0-0
  - 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. **Motion to Approve:** Scott/Lyssette 12-0-0

- c. PRJ-1124874 – 3664 Buena Vista Street; Applicant: Frontis Architecture Coastal Development Permit (Process 2) to 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. **Motion to Approve:** Annie/Greg 12-0-0

Item 7 - 7:30 **Elections Committee** Chair, Annie Kaffka The PBPG has 4 open commercial and 2 open residential positions. Jeff Jester was introduced as a residential candidate for election in June. Some recruiting and marketing of the planning group will occur at the Pacific Beach Expo tomorrow night at PB Elementary 5-7 pm.

Item 8 - 7:40 **Streets & Sidewalks Committee** Chair, Ryan Stock and Immediate Past Chair Greg Daunoras  
Annie provide an update on streeteries – several have closed down, enforcement appears to be inconsistent. A letter from Discover PB executive director asking PBPG to “tread lightly” on our actions related to streeteries was read. It was noted that PBPG has only opposed 710 Club streeteries due to their decades-long history of noise complaints and surreptitiously moving an ADA parking space. All other streeteries work has been research to understand requirements and permit process and compliance. Ryan was absent but provided meeting minutes to the group.

Item9–7:45 **Parking Advisory Board (PAB) Report** Representatives, Gordon Froelich/John Terrell/Greg Daunoras – The city has changed the financial rules for parking districts (PD). This appears to make it more difficult to create projects because the board has to have projects identified, planned and budgeted a year in advance. And the rules are different for 2026 than they will be in 2027. It was mentioned that the city may discontinue PDs. If the PD doesn't have projects the default is the city takes the money and uses it in the general fund. The process to get approval of a project is not clear and the 3 groups (PBPG, DPB, PBTC) would need to suggest projects and review and approve at their board levels and then present and get approval at the PAB. There has been no analysis of how successful the parking district trial year has been nor any data about how many cars are avoiding the meters by parking on adjacent residential streets. A loading zone space is being approved for a new grocery Outlet at the old Trader Joe's location with a 6 am to noon operational period.

Item 10–7:45 **Capital Improvement Projects Committee** Chair, Charlie Nieto and Brian Jackson – Because the city has a significant budget deficit and the proposed budget has only just been published no planning has occurred related to CIP as of yet.

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

The presentation indicated: Net parking gain, improved landscaping with 100 additional trees, 138 new 1 or 2 bedroom apartments, murals on parking structures.

**Based on the presentation: Motion to support** amending the Community plan, rezoning for the increased density and a coastal development permit. Karl/Lyssette 12-0-0

Item 12 – 8:30 **Cyclos Dias (Information) – Item tabled.** No Representative

Item 13 - 8:35 **Community Planners Committee (CPC) No Report**

Item 14 - 8:35 **Government Representatives' Reports**

Cambria Head for Councilmember LaCava; New budget, OVO enforcement will increase based on the opening of the new safe parking lot. SDPD Northern division will remain but without a captain.

Fatima Maciel for Mayor Gloria; May 19<sup>th</sup> CC meeting will consider the new budget. ADU reform at LU&H tomorrow and 1<sup>st</sup> week of June at full city council. Any budget category increases must be offset with reductions.

The following were not present/offered no report: 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 - 8:46 **Adjournment**

**Upcoming Meetings:**

Streets & Sidewalks Subcommittee: May 28, 2025  
Development Review Subcommittee: June 6, 2025  
Capital Improvement Projects Subcommittee: TBD  
Elections Committee: TBD  
Parking District June 10<sup>th</sup>, 2025  
PBPG General Meeting: June 11, 2025