



**Wednesday, July 9, 2025: 6:30 PM Meeting at  
PB Taylor Library - Community Room  
4275 Cass Street, San Diego CA 92109  
Draft Minutes**

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- Item 1 - 6:31     **Call to Order, Quorum Count** Annie Kaffka, Eve Anderson, Scott Chipman, Dave Schmidt, Gordon Froelich, Katie Spady, Charlie Nieto (6:40), Katie Spadie (6:45), Marcella Bothwell (chair), Ryan Stock, Greg Daunoras, Brian Jackson, Karl Rand, Missing:, Lyssette Williams, John Terrell (12 of 14)
- Item 2 - 6:30     **Non-Agenda Public Comments** Curtis Behre Alley activation projects 4:30 July 25 Cass Street and Law. Ryan Stock-Multiple crashes on Ingraham where is widens. Speed limits may need to be adjusted. Greg indicated that this issue was reviewed by traffic in the past.
- Item 3 - 6:40     **Action: Current Agenda** Greg/Annie 11-0-0
- Item 4 - 6:40     **Action: June 11, 2025: Minutes** Correction of Jeff Jester Name Greg/Annie 11-0-0
- Item 5 - 6:45     **PBPG Chair's Report**  
CPC emergency SB 79 meeting – Transit Oriented Development TOD tier 2 is a recipe for multiple high rise towers when within ½ mile of proposed “transit”. It was noted that PB has  
Events not sponsored by PBPG:  
    Concerts on the Green Sunday Afternoon – Flyer provided.  
    Turquoise March July 19<sup>th</sup> 5:30 Gather 6– 6:30 March  
  
Letters sent  
    Gary Pense: no response Foothill round-a-bout  
    County Vector Control responded re Rose Creek mosquitoes
- Item 6 – 7:00     **Action: Development Projects**  
    Chair, Marcella Bothwell for John Terrell  
  
    PRJ-1127974 – 1335 Hornblend Street; Applicant: Brian Yamagata Coastal Development Permit (Process 2) to demolish a single family home and construct a three-story, 14-unit apartment building. The 0.14-acre site is zoned RM-2-5.

Lack of parking and bike racks were considered serious concerns. The street is fully parked already. 28 bedrooms with 4 parking spaces.

**Motion to Approve:** Scott/Ryan 6-5 Chair breaks the tie

PRJ-1125734 – 1004 Chalcedony Street; Applicant: Andrea Montejano

Coastal Development Permit (Process 2) to install six 65.6 square foot individual sleeping cabins on a site with an existing non-profit community center. The 1.67-acre site is zoned RM-1-1

**Motion to Approve:** Jeff/Eve 12-0-0

Item 7 – 7:25 **Government Representatives' Reports**

Cambria Head for Councilmember LaCava; ADU/JADU item 2<sup>nd</sup> reading postponed with not rescheduled yet. At SANDAG Joe LaCava voted yes to support SB79 needs to be amended. Cambria was asked what amendments is Joe requesting?

Emily Piatanesi and Fatima Maciel for Mayor No Report  
Evan Bridgham for Supervisor Lawson-Remer; No Report

Ross Tritt for Assemblymember Boerner; Aurora Livingston for State Governor signed balanced budget including \$ for more fire mitigation. AB87 revisions to Density Bonus regulations still proceeding.

Senator Blakespear; Cole Reed for State Senator Atkins No Report

Item 8 – 7:35 **Elections Committee** Chair, Annie Kaffa Ross Tritt elected to the board Eve/Scott 12-0-0 All residential seats are filled. 4 commercial vacant.

Item 9 – 7:40 **Streets & Sidewalks Committee** Chair, Ryan Stock and Immediate Past Chair Greg Danourus – no meeting. See below for next meeting.  
Loring/Foothill round-a-bout and parking study possible agenda items.

Item 10 – 7:50 **Parking Advisory Board Report** Chair, Gordon Froelich – no meeting.  
Budget questionable, projects questionable PB Pathways may be a project. A lot of unknowns due to several changes by city.

Item 10 – 7:55 **Capital Improvement Projects Committee** Chair, Charlie Nieto and Brian Jackson The city has No money and no projects were approved for this year, Motion to make this item an action item: Scott/Karl 12-0-0. Motion to send in our CIP priority list again this year. Scott/Annie 12-0-0

Item 11 – 8:00 **Community Planners Committee (CPC) Report** Emergency meeting for SB79 on-going at present.

Item 14 - 8:03 **Adjournment**

**Upcoming Meetings:**

Streets & Sidewalks Subcommittee: July 23, 2025

Development Review Subcommittee: August 8, 2025

Capital Improvement Projects Subcommittee: TBD

Elections Committee: TBD

PBPG General Meeting: July 9 , 2025

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