



# Pacific Beach Planning Group

[www.pbplanning.org](http://www.pbplanning.org)

Wednesday, July 13, 2022: 6:30 PM

Meeting via Zoom Conference

## AGENDA

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**NOTE: Zoom Login Information appears further down on this Agenda**

- Item 1 - 6:30 **Call to Order, Quorum Count**
- Item 2 **Non-Agenda Public Comments**  
Issues not on the Agenda and within the jurisdiction of PBPG.
- Item 3 **Current Agenda - Modifications and Approval**
- Item 4 **June 8, 2022 Minutes - Modifications and Approval**
- Item 5 – 6:45 **PBPG Chair’s Report by Karl Rand**  
Coastal Commission Act and CCC role in development and other land use matters; Zoom, hybrid and in person meetings
- Item 6 – 6:50 **Development Project Reviews (Action Items)**  
Moderator: Marcella Bothwell

**#1052070: 891 Turquoise Street Tentative Vesting Map**

**Applicant:** Christensen Engineering

**Description:** Process 2 Coastal Vesting Tentative Map for condominium conversion of 20 newly constructed residential apartment units (with 2 affordable housing units) in a 3 story building in the RM-1-1 zone. Note: PBPG approved the underlying Development Project (#653315) on May 13, 2020.

**#696698: 934 and 936 Reed Avenue Development Permit**

**Applicant:** Scot Frontis

**Description:** Process 2 Coastal Development Permit to demolish three residential units and construct two new detached 2,194 square foot two-story single dwelling units, each with a penthouse and roof deck, a 1,227 square foot basement 4-car garage and a 796 square foot two story companion unit. The 0.14 acre site is in the RM-1-1 zone.

**#690570: 2121 Thomas Avenue ADUs**

**Applicant:** Xavier Rodriguez, ADU Geeks

**Description:** Process 2 Coastal Development Permit to convert two existing two-car garage/storage/mechanical rooms into two ADUs of 532 and 393 square feet respectively. Main unit remodeled is under a separate permit. The site is in the RM-1-1 zone.

Item 7 – 7:40 **2662 Garnet Ave 30 Foot Height Limit Issue (Informational)**  
Chair Rand will review the June 10 California Department of Housing and Community Development (HCD) Technical Assistance Letter that sets forth the HCD opinion that the City’s Coastal (30 foot) Height Limit Overlay Zone is preempted by the State’s Density Bonus Law.

Item 8 – 7:55 **Community Planners Committee (CPC) Report (Informational)**  
CPC Representative Scott Chipman will review recent CPC actions.

Item 9 – 8:00 **Streets & Sidewalks Subcommittee (Informational)**  
Chair Rich Crowers will report on pending items including Foothill Boulevard traffic calming measures and the roundabout at Foothill and Loring.

**Slow Streets Concepts:** Nikki Zanchetta of BeautifulPB will present ideas for intersection signage and other concepts for the Diamond Slow Street.

**Emerald & Diamond Intersection:** Gordon Froehlich will present an analysis of stop signs at intersections around the area of Emerald and Diamond Streets, and will discuss possible conversion of certain two way stops into four way stops.

Item 10 – 8:20 **Government Representatives’ Reports**  
Kohta Zaiser for Mayor Gloria, Rebecca Smith for Supervisor Lawson-Remer, Mikki Holmes for Assemblymember Ward, Cole Reed for State Senator Atkins, and Linus Smith for Councilmember Campbell.

Item 11 – 8:30 **Adjournment**

**Upcoming Meetings:**

July 27, 2022 (6:30 pm) - Streets & Sidewalks Subcommittee  
August 4, 2022 (Noon) - Development Review Subcommittee  
August 10, 2022 (6:30 pm) - Full PBPG General Meeting

**INSTRUCTIONS FOR LOGGING INTO THE LIVE VIRTUAL (ZOOM) MEETING**

Topic: PBPG July 2022 General Meeting  
Time: July 13, 2022 6:30 PM Pacific Time (US and Canada)

Join Zoom Meeting -- Use the following link:

<https://us02web.zoom.us/j/82678406289?pwd=L0paeEJPUGFBWnFORFRiMFJydGFPUT09>

Meeting ID: 826 7840 6289  
Passcode: pbpg2021

One tap mobile +16699006833,,82678406289#,,, \*57405713# US (San Jose)

**NOTE ON PUBLIC COMMENT:** Members of the public who wish to comment on an item (agenda or non-agenda) are requested to notify the Chair at [karlrand22@gmail.com](mailto:karlrand22@gmail.com) prior to the meeting and raise their electronic hand during the meeting. Comments are subject to time limitations.

**NOTE ON USE OF CHAT ROOM:** Attendees are respectfully requested to exercise restraint in the use of the Chat Room, to help all attendees focus on the presentations.

Meeting participants will initially be admitted into the meeting “waiting room”. The Chair or staff will move participants from there to the meeting itself. When you enter the meeting, all participants will be muted unless otherwise directed by the Chair. Leave your device muted during the meeting; this helps keep extraneous background sounds from interfering with the meeting.

If a Sign Language Interpreter is required, please contact Hyejin Lee at HLee@sandiego.gov at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting.

Downloading the Zoom application to your device provides for the best results. You can register for free. If you are unable to download and run the Zoom application for this meeting, you can choose “Join from your web browser” upon joining the meeting, which does not require downloading any plug ins or software. Google Chrome is the recommended web browser.

Thank you for your courtesy.