

OCEAN BEACH PLANNING BOARD

GENERAL MEETING NOTICE & AGENDA

Wednesday, August 2nd, 2023 – 6:00 p.m.

Ocean Beach Recreation Center – 4726 Santa Monica Ave, Ocean Beach CA 92107

- 6:00 pm **Call to Order**
- Quorum/Introductions
 - Agenda modifications and approval
 - Minutes modifications and approval
- 6:05 pm **Representatives Report**
- City Council District 2 Jennifer Campbell Report – *Manny Reyes*
 - Senator Toni Atkins Report – *Cole Reed*
 - State Assembly Member Tasha Boerner Horvath - *Mariah Kalloff*
 - County Supervisor Terra Lawson-Remer - *Rebecca Smith*
 - Mayor Todd Gloria - *Kohta Zaiser*
- 6:20 pm **Non-Agenda Public Comment**
- Two minutes per speaker for issues not on the Agenda and within the purview of the board.
- 6:30pm **Action Item #1: 2171 Abbott St. PRJ 1074853**
- The board will review a Process 2 Coastal Development Permit to construct three new accessory dwelling units of 669 sq. ft. for the first unit, 637 sq. ft. for the second unit, and 806 sq. ft. for the third unit over an existing 2,495 sq. ft. commercial building at 2171, 2175 and 2179 Abbott St. An additional 203 sq. ft. of new construction will be added to the existing ground level commercial building for a total of 2,315 sq. ft. of new construction. The existing site includes (4) detached dwelling units and (1) detached single-car garage at 5086, 5090, and 5092 Muir Avenue that will remain with no new construction proposed. The 0.22-acre site is in the RM-2-4, Coastal Overlay and Coastal Height Overlay zone.
- April PRC Meeting: Motion KH/SB 4-0-0: Recommend the full board approve the project, and also ask that the applicant satisfy the landscape comments before coming to the full board, and add awnings on the 2nd level facing Abbott st.
- 6:50pm **Action Item #2: 4732 Del Monte Ave. PRJ 1080983**
- The board will review a Process 2 Coastal Development Permit to demolish two existing dwelling units and construct two ADU's with an attached garage. The project site is located at 4736 Del Monte Ave within the Ocean Beach Community Plan. The site is zoned RM-1-1 with overlay zones including Airport Land Use Compatibility Overlay Zone, Airport Influence Area, FAA Part 77 Notification Area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, and Transit Priority Area. The site is within the Ocean Beach Cottage Emerging District, and all development must be reviewed by Historic Staff.
- July PRC: 4-0-0: Recommend approval contingent on clearing Historic comments.
- 7:10 pm **Information Item #1: OB Pier Project Update**
- James Nagelvoort, Director of Strategic Capital Improvement Projects, will give a presentation of the results from the public feedback workshops and an updated timeline for the project.
- 7:30 pm **Information Item #2: Bacon St. Roundabouts**
- Phil Rust, Transportation Department, will give a presentation addressing the concerns over the two proposed roundabouts on Bacon st. brought up at the June Planning Board meeting.

For more information please contact:

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7:50 pm | **Chair Announcements/Correspondence/Liaison Reports:** Reports may include but are not limited to Executive Member Reports, Committee Reports, Community Planners Committee, OB Town Council, OB Main Street Association, OB Recreation Council, OB Historical Society, OB Women's Club, Peninsula Community Planning Board, Midway Community Planning Advisory Group, SANDAG, Mission Bay Park Committee, San Diego River Coalition, Airport Noise Advisory Committee, San Diego Commission for Arts and Culture.

7:55 pm | **Adjournment**

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