

OCEAN BEACH PLANNING BOARD - Project Review Committee

MEETING NOTICE & AGENDA

Wednesday, December 19, 2018 at 6:00 PM

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

6:00 PM	Call to Order <ul style="list-style-type: none">• Quorum/Introductions, Agenda modifications and approval, Minutes modifications and approval
6:10 PM	Non-Agenda Public Comment <ul style="list-style-type: none">• Two minutes per speaker for issues not on the Agenda and within the purview of the Board.
6:40 PM	Action Item #1 4744 Cape May Avenue (Cape May Beach Homes #576102) <p>(Process 2) A Coastal Development Permit to construct new, approximately 1,974-square-foot, 3-story residence with decks, and a new, detached approximately 656-square-foot, 2-story guest quarters with decks at 4744-46 Cape May Avenue. The 0.08-acre site is located within the RM-1-1 zone within the Coastal Overlay zone (non-appealable); Coastal Height Limit; Airport Influence Area (San Diego International Airport); FAA Part 77 Notification Area (North Island NAS and SDIA); Historic District Existing (Ocean Beach Cottage Emerging District); Parking Impact; and Transit Priority Area overlay zones of the Ocean Beach Community Plan area in Council District 2.</p> <ul style="list-style-type: none">• 10 minute presentation, 5 minutes for public comment, 10 minutes for board review and motion
7:05 PM	Action Item #2 5018 Narragansett Avenue (Mattamal #516553) <p>(Process 3) Coastal Development Permit. The scope of work is for demolition and remodel of two single story units, and a second story addition on each unit. A net increase of approximately 953 square feet per unit. The 0.08-acre site is located at 5018 Narragansett Avenue in the RM-2-4 zone in the Coastal Overlay (Appealable) zone, the first Public Roadway, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Parking Impact Overlay Zone (Beach & Coastal) within the Ocean Beach Community Plan area.</p> <ul style="list-style-type: none">• 10 minute presentation, 5 minutes for public comment, 10 minutes for board review and motion
7:40 PM	Action Item #3 5026 Saratoga Avenue (# 576367) <p>(Process 2) A Coastal Development Permit for the construction of a garage addition, the construction of a 913-square-foot, two-story residence to be constructed above the garage, on site with an existing detached residence. Located at 5026 Saratoga Ave. The .08-acre site is located within the RM-2-4 zone within the -Airport Influence Area (San Diego International Airport) -Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit OZ, -FAA Part 77 Notification Area (North Island NAS & SDIA-Lindbergh Field), Historic District Existing (Ocean Beach Cottage Emerging District), Parking Impact OZ (Beach Impact Area), within the Ocean Beach Community Plan area. Council District 2.</p> <ul style="list-style-type: none">• 10 minute presentation, 5 minutes for public comment, 10 minutes for board review and motion
8:05 PM	Action Item #4 4870 Voltaire Street (# 611180) <p>(Process 2) The project scope was revised to omit the site addressed as 4862 Voltaire Street (the Jim Bell property) and reduced the number of units and commercial space. The project now proposes the demolition of one existing commercial building and the construction of a two-story, 7,430 square foot, mixed-use building consisting of 2 (for rent) dwelling units and 2,380 square feet of commercial space with deviations to development standards. The 0.23-acre site is located at 4870 Voltaire Street in the CC-4-2 zone within the Ocean Beach Community Plan area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Beach Impact) and Council District 2. In addition, the site is located within the Federal Aviation Administration (FAA) Part 77 Noticing Areas Overlay Zone for the San Diego International Airport (SDIA) and North Island Naval Air Station, and the Airport Influence Areas Overlay Zone (SDIA - Review Area 1), Airport Approach Overlay Zone, and the Airport Land Use Compatibility Plan (ALUCP) Noise Contour for SDIA 65-70 CNEL.</p> <ul style="list-style-type: none">• 10 minute presentation, 5 minutes for public comment, 10 minutes for board review and motion
8:30 PM	Adjournment

For more information please contact:

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