

# OCEAN BEACH PLANNING BOARD

## PROJECT REVIEW COMMITTEE – MEETING NOTICE & AGENDA

Wednesday April 17, 2023 at 6:00 PM

Ocean Beach Recreation Center – 4726 Santa Monica Ave

- Documents for agenda items are available at: [www.oceanbeachplanning.org/meetings](http://www.oceanbeachplanning.org/meetings)
- You may also submit public comment in advance to: [projects@oceanbeachplanning.org](mailto:projects@oceanbeachplanning.org)
- Agenda item times are approximate and subject to change.

6:00 PM **Call to Order**

- Quorum/Introductions
- Agenda modifications and approval
- Minutes modifications and approval

6:05 PM **Non-Agenda Public Comment**

Two minutes per speaker for issues not on the Agenda and within the purview of the Board.

6:10 PM **Action Item #1 – 4705 Point Loma Ave (Project #1058357)**

COASTAL DEVELOPMENT PERMIT to demolish an existing commercial structure and construct a three-story multi-family residential structure. The residential use area would be 16,126 gross floor area, and the private decks, stairways, and circulation areas would total 2,498 gross square feet. The project proposes 20 one-bedroom/studio dwelling units. The project also includes landscaping and utility improvements, including utility connections that extend offsite. The project would provide a 4-foot sidewalk dedication to the City, as well as a wayfinding sign per SDMC Section 143.1025(a)(1). The project is seeking waivers related to San Diego Municipal Code (SDMC) Section 131.0540(d) to waive common open space requirements, reduce private exterior open space setbacks, and reduce the number of parking spaces from 30 to 9. The project is also requesting two deviations; a deviation from Base Zone CC-4-2 to eliminate the need to include commercial development, and a deviation from SDMC Table 142.04C and Section 142.0405(a)(l) to eliminate the requirement for trees and planting points related to trees. The 0.17-acre lot is zoned CC-4-2. The project site is in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limitation Overlay Zone (CHLOZ), the Parking Impact Overlay Zone (Coastal), the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, NAS North Island), the Airport Influence Area (NAS North Island, Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (NAS North Island), Ocean Beach Cottage Emerging District, Mobility Zone 2, and the Transit Priority Area (TPA). Council District 2.

- 10 minutes for presentation
- 5 minutes for public comment
- 15 minutes for subcommittee comment and motion

6:40 PM **Officers' Reports**

6:45 PM **Adjournment**

*For more information please contact:*

Kevin Hastings, Vice Chair, PRC Chair  
obplanningkevin@gmail.com  
Mailing Address:  
4876 Santa Monica Avenue #133  
San Diego, CA 92107

