

OCEAN BEACH PLANNING BOARD

PROJECT REVIEW COMMITTEE – MEETING NOTICE & AGENDA

Tuesday October 21, 2025 at 6:00 PM

Ocean Beach Recreation Center – 4726 Santa Monica Ave

- Members of the public may also participate virtually via Zoom at: <http://tinyurl.com/prc102125>
- Visit our website to preview the project documents: www.oceanbeachplanning.org/meetings
- You may also submit public comment in advance to: 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 – 4867-4869 Lotus St (Project #1133721) (Process 2) Coastal Development Permit to remedy Code Enforcement CE-0525103 and CE-0526026 for unpermitted site work. The project proposes converting an existing two-story 1,228-square-foot single dwelling unit (4867 Lotus Street) into a three-unit dwelling, including an accessory dwelling unit and a one-story 465-square-foot single dwelling unit (4869 Lotus Street). The 0.112-acre site is in the RM-2-4 Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, ALUCP Airport Influence Area (San Diego International Airport - Review Area 1, NAS North Island - Review Area 2), and the FAA Part 77 Noticing Area. • 10 minutes for presentation • 5 minutes for public comment • 10 minutes for subcommittee comment and motion
6:35 PM	Action Item #2 – 4611 Newport Ave (Project #1134748) Coastal Development Permit for the demolition of the existing single dwelling unit to be replaced with 2 new single dwelling units. Each new single dwelling unit will have an attached accessory dwelling unit (ADU). There is also a carport (proposed east residence) and 2 garages (proposed west residence) being proposed for the project. • 10 minutes for presentation • 5 minutes for public comment • 10 minutes for subcommittee comment and motion
7:00 PM	Action Item #3 – WCF at 1984 Sunset Cliffs Blvd (Project #1125152) (Process 3) Conditional Use Permit for the continued operation of 6 existing facade mounted antennas, 6 remote radio units (RRUs) behind Fiber-Reinforced Plastic (FRP) columns on an existing 50 foot tall church bell tower and; an existing 81 square foot equipment enclosure is located in the interior. Additionally, the project includes modifications to existing accessory equipment for support to the Wireless Communications Facility (WCF). • 10 minutes for presentation • 5 minutes for public comment • 10 minutes for subcommittee comment and motion
7:25 PM	Officers' Reports
7:30 PM	Adjournment

For more information please contact:

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