

OCEAN BEACH PLANNING BOARD

PROJECT REVIEW COMMITTEE – MEETING NOTICE & AGENDA

Tuesday November 18, 2025 at 6:00 PM

Virtual Meeting Only - Join via Zoom at: <http://tinyurl.com/prc111825>

- Or Join by Phone: 1 (669) 444-9171 Meeting ID: 826 1502 3631
- Visit our website to preview the project documents: www.oceanbeachplanning.org/meetings
- You may also email public comment in advance to: projects@oceanbeachplanning.org
- Agenda item times are approximate and subject to change.

6:00 PM	Call to Order <ul style="list-style-type: none">• Quorum/Introductions• Agenda modifications and approval• Minutes modifications and approval
6:05 PM	Non-Agenda Public Comment <p>Two minutes per speaker for issues not on the Agenda and within the purview of the Board.</p>
6:10 PM	Action Item #1 – 1421 Ocean Front St/4837 Bermuda Avenue (PRJ-1122219) <p>Coastal Development Permit (CDP), Site Development Permit (SDP), and Plan Development Permit (PDP) to amend CDP No. 572535, SDP No. 572314 and PDP No. 841748 to repair an existing coastal bluff seawall, consisting of deepening the existing seawall foundation for a length of approximately 110 lineal feet and extending seaward a maximum of two feet, located at 1421 Ocean Front Street, 1425 Ocean Front Street, and 4837 Bermuda Avenue. The 0.47-acre site is in the RM-2-4 Base Zone, Coastal (Appealable) Overlay Zone. Process 3 CDP, pursuant to San Diego Municipal Code (SDMC) Section 126.0702 for the development of premises within the Coastal Overlay Zone and SDMC Section 143.0110 for the development of premises containing environmentally sensitive lands (bluffs and coastal beaches)</p> <ul style="list-style-type: none">• 10 minutes for presentation• 5 minutes for public comment• 10 minutes for subcommittee comment and motion
6:35 PM	Action Item #2 – 2031-2033 Bacon St (PRJ-1138023) <p>(Coastal Development Permit to construct an 1,838 square-foot, 3-story single-dwelling unit on an undeveloped lot at 2031 Bacon Street. The project would also construct a new retaining wall, hardscape, and landscape. The 2,625 square-foot (0.06-acre) project site is zoned Residential (RM-2-4) and within the following overlay zones: Sustainable Development Areas , Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable 2), Parking Impact Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area , Affordable Housing Parking Demand, ALUCP Airport Influence Area, ALUCP Noise Contours, FAA Part 77 Noticing Area, and Ocean Beach Cottage Emerging Historic District.</p> <ul style="list-style-type: none">• 10 minutes for presentation.• 5 minutes for public comment• 10 minutes for subcommittee comment and motion
6:35 PM	Action Item #3 – Appoint Committee Officers <p>The Committee will appoint a Vice Chair and Secretary</p>
7:25 PM	Officers' Reports
7:30 PM	Adjournment

For more information please contact:

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