

# OCEAN BEACH PLANNING BOARD

## PROJECT REVIEW COMMITTEE – MEETING NOTICE & AGENDA

Tuesday May 19, 2026 at 6:00 PM

Ocean Beach Recreation Center – 4726 Santa Monica Ave

- You may also participate virtually via Zoom at: [www.tinyurl.com/prc526](http://www.tinyurl.com/prc526)
- or Join by Phone: (669) 444-9171 Meeting ID: 862 5858 4470
- Visit our website to preview the project documents: [www.oceanbeachplanning.org/meetings](http://www.oceanbeachplanning.org/meetings)
- You may email 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 – 4866-4870 Del Mar Ave (PRJ-1148451)**  
Coastal Development Permit to demolish two (2) of three (3) existing one-story single dwelling units on Lots 7/8 and construct one (1) three-story, 1,892-square-foot single dwelling unit and one (1) two-story, 2,014-square-foot single dwelling unit with an attached garage below (consisting of a two-car garage and two single-car garages), located at 4866, 4868, and 4870 Del Mar Avenue. The 0.59-acre site is in the RM-2-4 Base Zone, Coastal (Non-Appealable) Overlay Zone. The application was filed on January 7, 2026.
- 15 minutes for presentation
  - 5 minutes for public comment
  - 15 minutes for subcommittee comment and motion
- 6:45 PM **Action Item #2 – 1759 to 1761 Ocean Front Street St (PRJ-1150859)**  
Coastal Development Permit for the remodel of two existing detached residential single-dwelling units to include the addition of a second-story level with a balcony to each dwelling unit. The 0.22-acre project site is located at 1759 and 1761 Ocean Front Street in the RM-2-4 (Residential – Multiple Unit) zone, the Coastal Overlay zone (Appealable – First Public Roadway), the Coastal Height Limit Overlay Zone, a Sustainable Development Area, the Parking Impact Overlay Zone (Beach Impact), the Airport Land Use Compatibility Overlay Zone for Naval Air Station North Island (NASNI) and San Diego International Airport (SDIA), the Airport Influence Area (Review Area 1) for SDIA and (Review Area 2) for NASNI, a Parking Standards Transit Priority Area, a Transit Priority Area, the Federal Aviation Administration (FAA) Noticing Area for NASNI and SDIA, a Paleontological Sensitivity Area, a Historic District for Ocean Beach Cottage Emerging, the Geologic Hazard Category, and an Environmentally Sensitive Area within the Ocean Beach Community Planning area, Council District 2. This development is within Coastal Overlay zone (Appealable – First Public Roadway) and the application was filed on February 10, 2026.
- 15 minutes for presentation.
  - 5 minutes for public comment
  - 15 minutes for subcommittee comment and motion
- 7:20 PM **Action Item #3 – Appoint Committee Officers**  
The Committee will appoint a Vice Chair and Secretary
- 7:25 PM **Officers’ Reports and Adjournment**

For more information please contact:

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