



January 24, 2026

To: City of San Diego Planning
Department Manager Heidi Vonblum, Deputy Director Kelley Stanco

Subject: Complete Communities: Preservation and Progress, Package A

On July 29, 2014 the San Diego City Council voted unanimously to approve the Ocean Beach Community Plan:

<https://obrag.org/2014/07/city-council-unanimously-approves-ob-community-plan/#.VaVL3LWuIX8>

On January 14, 2016 the California Coastal Commission issued its final certification of the new Ocean Beach Community Plan, placing it officially in effect throughout Ocean Beach. This final step marked the culmination of over 10 years of hard work by the community, the Precise Plan Update Committee, and City staff.

The full Ocean Beach Community Plan can be read here:

<https://oceanbeachplanning.org/wp-content/uploads/OBCommunityPlan.pdf>

There is a section devoted to Historic Preservation for Ocean Beach in Chapter 9, starting on page HP-115. Of note, we refer to the Recommendations listed on HP-117 of the Ocean Beach Community Plan. In particular, **9.2.7 on HP-117**:

“Conduct an intensive survey of the Planning Area to identify any remaining resources not previously brought forward for designation as part of the Ocean Beach Cottage Emerging Historical District. Convert the District to a Multiple Property Listing under the Beach Cottage context.”

Also of significance, **9.2.8 on HP-117**:

“Conduct an intensive survey of the three commercial areas at Voltaire Street, Newport Avenue and Point Loma Avenue to determine whether or not historic districts may be present at these locations and process any potential districts.”

CONCLUSIONS

The goals and recommendations in an adopted plan and legislative enactment such as the *Ocean Beach Community Plan and Local Coastal Program* should be followed, not eliminated and ignored when the City is taking further action directly on that point. Ocean Beach is said to be one of the first residential Historic District formed in San Diego. The application for the district, filed in 1988 and granted in 1990, states that the Ocean Beach Planning Board and, later, the Ocean Beach Historical Society are the applicants. It is described in the 1999 Historical Site Memo as a District. In the 2024 Planning Commission Hearing for 4705 Point Loma Ave, it was stated to be a district. Ocean Beach was, and is, a District.

The State defines a list of “Historical Resources,” but a “District” has a peculiar definition. It is the only resource that lacks a specific underlying owner and definition by of the resource property. In the case of Ocean Beach, close to 40 years (38) have passed since that application and approval. What has transpired, and where are the records? A Public Records Act Request (PRA) has been made, with no results forthcoming. Ocean Beach was, and is, a Historical District.

As of now, none of these recommended surveys in the Ocean Beach Community Plan – which were approved by City Council and the California Coastal Commission – have been undertaken. In 2011, it was determined that the Ocean Beach Historical District was created before the current rules went into effect. The Historical Resources Board found it to be one-of-a-kind, but that no more similar applications would be accepted, confirming that Ocean Beach was and is, a Historical District.

REQUEST

Nevertheless, Ocean Beach residents are not unwilling to follow up on these recommendations. We do not think it can be completed before it is heard at City Council on February 10. Information was removed from the City Website on November 2, 2025, and has not been supplied. Coastal Caretakers is willing to represent the community’s interest to work with the city to coordinate volunteer organizations to conduct this survey if that is indeed the rationale for excluding Ocean Beach from protection. We would like to have a meeting with Kelly Stanco and staff to discuss an acceptable solution.

If the city’s rationale is that Ocean Beach must meet additional standards since the 2014 Community Plan, what are they? We request that Ocean Beach be REMOVED from Package A. We would like to explore with you the possibilities of reaching an agreement, which could be presented in Package B. If it must remain in package A, it is because developers have plans ready for final acceptance and will not wait to begin Ocean Beach development. The Planning Department needs to provide clear direction. An opportunity exists to provide a resolution that meets the goals for Preservation and Progress.

Sincerely, Coastal Caretakers 