

[REDACTED]  
San Diego, California, 92107

[REDACTED]  
February 11, 2026

**TO:** Mayor Todd Gloria and Members of the San Diego City Council

**RE:** Formal Objection to Package A ('OB Fix') – Demand for Comprehensive Survey and Updated District Status

Dear Mayor Gloria and Councilmembers,

I am writing to formally express my **strong objection to Package A**, the proposed "OB Fix." This proposal represents an administrative shortcut that avoids the City's legal and professional responsibility to properly recognize the full historical and cultural scope of Ocean Beach.

Today OB is the only historic district that requires home owners to apply for historic designation. Every other historic district was/is based upon the city surveying and evaluating which properties were/are historic. For over 25 years the city has neglected to complete the survey. While the population in OB has changed over the years it appears that in general iconclasts and mavericks are in the majority.

25 years! Ocean Beach has been relegated to "Emerging District" status. This was intended to be a temporary designation while the City fulfilled its obligation to conduct a complete survey and formalize a standard district. To date, the City has not fulfilled its job. I urge the City to reject the "Package A" band-aid and instead follow its own rule of law: **commission an updated Context Statement followed by a complete, intensive-level survey to transition Ocean Beach into a standard Historic District.** An updated Context Statement must move beyond the narrow "Trolley Cottages" to include:

- **Expanded Historic Zones:** Church Row and our primary commercial corridors on **Newport, Point Loma Ave, and Voltaire.**
- **Social and Cultural Legacy:** The **village activism of the 1960s and 70s** and the unique way of life defined by our **surfing and fishing communities.**
- **Small Beach Town Character:** As the last Southern California beach town to maintain its authentic scale and feel, our historicity is found in the very border where the shoreline defines a way of life.

Furthermore, I object to the **unfair comparisons** used to justify targeting Ocean Beach for high-density programs. It is intellectually dishonest to compare OB's "percentage of identified resources" to smaller historic districts in the city. With **over 3,000 parcels**, the Ocean Beach

Historic District is by far the largest historic district in San Diego. Its massive size is exactly why it is being targeted for deregulation, yet that same size is what makes a comprehensive survey so vital.

The City cannot "fix" a district it has never finished surveying. **I request that you delay any legislative changes to the Municipal Code related to Ocean Beach until the contextual changes are written and until a comprehensive survey based on the update is completed.**

If you choose to vote in favor of the Modification known as Package One then Obceans will turn to all legal alternatives available. If you look into OB's history you will see that this village by the sea has been, and is, a home to iconoclasts, non-conformists and mavericks.

Sincerely,

  
  
Native OBcean

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## Contact Information for Delivery

To ensure this reaches the right desks, I recommend sending this to the following individuals who are currently overseeing these decisions:

| Recipient                | Name              | Email / Contact  |
|--------------------------|-------------------|--|
| Mayor                    | Todd Gloria       | <a href="mailto:mayortoddgloria@sandiego.gov">mayortoddgloria@sandiego.gov</a>       |
| District 2 Councilmember | Jennifer Campbell | <a href="mailto:jennifercampbell@sandiego.gov">jennifercampbell@sandiego.gov</a>     |
| Planning Commission      | Public Comment    | <a href="mailto:PlanningCommission@sandiego.gov">PlanningCommission@sandiego.gov</a> |
| Heritage Preservation    | Kelley Stanco     | <a href="mailto:KStanco@sandiego.gov">KStanco@sandiego.gov</a>                       |

[Planning Commission Comment Form](#) – You can also paste the letter directly into this official webform.

[Mayor Todd Gloria's 2026 State of the City Address](#)

This video provides the most recent context on the Mayor's current policy priorities for the year 2026, which may help you tailor your arguments regarding housing and development.