

# **Keep Ocean Beach a *Historic District*!**

## **Save OB from Big Development!**

Approval is very close for a project at **4705 Point Loma Ave.** that would be the first of its kind in Ocean Beach. Current San Diego regulations **SHOULD PREVENT** this project in OB because OB is a Historical District.



*The future could look like this in OB if we do not question the new City of San Diego program, "Complete Communities."*

The next step for anyone concerned is to attend the next **Ocean Beach Planning Board** meeting on May 7<sup>th</sup> at 6 pm, open to the public. You don't have to say anything if you don't want to, and if you do want to say something you will be able to! Public comment is allowed. Please check the OB Planning Board website prior to attending the meeting <https://oceanbeachplanning.org> to confirm the project is still on the agenda for May 7<sup>th</sup>. Also, please keep reading on the flip side for other ways to get involved or show your concern.

***PLEASE ATTEND!***

Tuesday May 7<sup>th</sup>

6 pm

Ocean Beach Recreation Center  
4726 Santa Monica Ave.

**STOP THE CITY!! STOP THE CITY!!**

**STOP THE DEVELOPERS!!**

## ***What is a City of San Diego “Complete Community”?***

On January 10, 2024 **Mayor Todd Gloria** signed an executive order requiring all relevant City departments to review new housing projects under the City’s **Complete Communities Housing Solutions** program within 30 days and expedite the process of approval. Link for more information on Complete Communities:

<https://www.sandiego.gov/complete-communities>

Currently under review (Project #1086681) is the very first Complete Community project proposed for OB:

*20 units – 3 stories – 0.17 acre lot - unlimited density – 3 affordable units out of 20 – 3.5 parking spots for 20+ tenants – corner of Ebers St. and Point Loma Ave. 4705 Point Loma Ave. – Other waivers granted under the “Complete Community Housing Solutions” program.*

Please visit: <https://obsandiego92107.com>. This website has information about the project and about getting involved in opposition. This website is maintained by members of the community opposed to this project and opposed to Complete Community Housing Solutions in Ocean Beach. You can also email [oceanbeachsandiego92107@gmail.com](mailto:oceanbeachsandiego92107@gmail.com).

**Architect:** Tim Golba  
Golba Architecture  
1940 Garnet Ave. Suite 100  
San Diego, CA 92109

**Owner:**  
Point Loma Avenue Villas, LLC

**City of San Diego Project Manager:**  
Christian Hoppe  
(619) 446-5293  
[CHoppe@sandiego.gov](mailto:CHoppe@sandiego.gov)

**OB Planning Board:**  
<https://oceanbeachplanning.org>

### **Things to keep in mind:**

- CCHS: *Complete Communities Housing Solutions*
- CEQA *California Environmental Quality Act* is not upheld.
- Ocean Beach Emerging Cottage District (includes Point Loma Ave.)
- 3 stories, 20 units, no common grounds, 3.5 parking spots.
- OB: a Historical District.

***STOP THE CITY! STOP THE DEVELOPERS!  
KEEP OB HISTORIC!!!***