



Ocean Beach Planning Board

Wednesday, September 7th, 2023 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

Members Present: Tracy Dezenzo, Virginia Wilson, Susan Booth, Chris Peregoy, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, Stephanie Villamizar

Members Absent: Nicole Ueno, Numan Stotz

CALLED TO ORDER AT 6:03 PM/ ADJOURN 7:55 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

TD move to change discussion item #1, Suggested Bylaws Changes for CPG Recognition Application, to an action item

AS - any objections?

None

AS - We'll make that change

MINUTES MODIFICATIONS & APPROVAL

KH/TD MAY 7/0/2 Yea: Tracy Dezenzo, Virginia Wilson, Susan Booth, Chris Peregoy, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, **Absent:** Nicole Ueno, Numan Stotz **Abstain:** Stephanie Villamizar

KH/CC JUNE 8/0/2 Yea: Tracy Dezenzo, Virginia Wilson, Susan Booth, Chris Peregoy, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, Stephanie Villamizar, **Absent:** Nicole Ueno, Numan Stotz

REPRESENTATIVES REPORT

- City Council District 2 Jennifer Campbell Report – Andrea Schlageter
Update on Bermuda stairs – going well

- Senator Toni Atkins Report – Cole Reed

State budget passed – 20 mil in local budget funds – 5.7 mil fleet science, 1.5 mil Business Improvement District

Bill 447 – remove state travel ban, replaced with LGBTQ+ focused legislation

- Mayor Todd Gloria – Andrea Schlageter

Bill 43 – reform conservatorship - mental illness starts in Oct

Housing action 2.0 – heard sept 21st



Ocean Beach Planning Board

Wednesday, September 7th, 2023 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

NON-AGENDA PUBLIC COMMENT

Nan Renner - in OB 33years – none profit to replace sdge – Power San Diego campaign, ballot measure to vote, consumer owned, not government owned aimed to replace sdge within city limits website: wearepowersandiego.com

ACTION ITEM #1: DISH WIRELESS – 1371 SUNSET CLIFFS BLVD (PROJECT #1058357)

Applicant Presentation:

Verizon exists similarly – take 2 Verizon existing, Dish proposing adding 2 of their own
Scaling down project based on PRC feedback – from 44 in to 24 in?

CC – quick summary of PRC – discussed bulk and general aesthetics, wanting allowance for community/board review

TD – who owns parking lot? App: church

TD - Children play areas close by? Is this 5g tech?

App: Yes and yes – carrier required to have cumulative testing

TD – is Verizon 5g also?

App: Not sure, but they have license for 5G

TD – whats this wall?

CC – discussed in PRC for aesthetic and access

TD – does wall backup to any residences, noise?

App: Will have mitigating noise, but meets noise standards

CC – minimum requirement away from schools? 100 ft

SB – updated enclosure walled on 4 sides?

App: Caged on 5 sides, correct

TD – what did [PRC] motion?

CC – just to bring to the board

KH – setbacks for enclosure?

KH – EME encroaching on neighbor, what if they want to expand?

App: I'm not sure, I'm here for land use

KH – have you looked at other sites? Must check 5 sites, in city's bulletin

KH/SV motion to deny because of a lack of a site justification report

5/3/0 YEA: Tracy Dezenzo, Virginia Wilson, Chris Chalupsky, Kevin Hastings, Stephanie Villamizar
NO: Andrea Schlageter, Susan Booth, Chris Peregoy



Ocean Beach Planning Board

Wednesday, September 7th, 2023 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

Action Item #2: Suggested Bylaws Changes for CPG Recognition Application

The Board discussed Ad Hoc Committee's proposal for changes to the bylaws deemed necessary to complete the CPG Recognition Application.

OBPB Bylaw Recommendations

1. Combine all OB Planning Area districts into one district.
2. Reduce the number of Board seats from 16 to 12 and hold 5 of those 12 seats, at minimum, for the following demographics:
 - a. 2 Renters
 - b. 2 Residential Property Owners
 - c. 1 Business Owner
3. Create a non-voting youth member (18–25-year-old) as a 13th seat who would hold all the same privileges as a regular Board member, with the exception of voting.
4. Request to have the OB Planning Area increased in size to widen our Member and community reach.
5. Make permanent, the signature requirements of:
 - a. 10 for appointment
 - b. 20 for election
6. 3-year terms for a maximum of 9 years
7. Move meeting nights to another night so that we don't compete with the Farmers Market

TD/KH – move to approve items 1,2,5,6 &7, of CPG recognition application ad hoc committee's recommendation and to incorporate those into a bylaw re-write that we will present to the board at the next meeting

AS - Any objections?

None

Information Item #1: San Diego International Airport Terminal 1 Project Update

The board reviewed presentation from Matt Harris with the Airport Authority with updates on the Terminal 1 Project

- Had 19 gates, building a 30 gate terminal over 7 years, finishing year 2
- January, 2028 will open completely
- SW major tenant, Delta also to move over
- Net gain of 750 parking spaces
- Customer experience is the focus
- stormwater capture and reuse system
- EV charging, also converting as much airport side to electric service vehicles
- Curved glass to help glare
- 250% more concession space

Board Questions:

TD – increase in flights per day?



Ocean Beach Planning Board

Wednesday, September 7th, 2023 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

MH - No

OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer:

No Update

Expenses:

LIAISON REPORTS

None

DRAFT