



Ocean Beach Planning Board

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

Members Present: Andrea Schlageter, Kevin Hastings, Chris Peregoy, Denise Larson, Stephanie Villamizar, Virginia Wilson, Numan Stotz

Members Absent: Nicole Ueno, Chris Chalupsky, Tracy Dezenzo

CALLED TO ORDER AT 6:00 PM/ ADJOURN 7:14 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

KH:NS 6/0/0 YEA: Andrea Schlageter, Kevin Hastings, Chris Peregoy, Stephanie Villamizar, Virginia Wilson, Numan Stotz

MINUTES MODIFICATIONS & APPROVAL

Unable to verify all received minutes, delayed until next meeting

REPRESENTATIVES REPORT

- City Council District 2 Jennifer Campbell Report – *Manny Reyes*
- Senator Toni Atkins Report – *Cole Reed*
- State Assembly Member Tasha Boerner Horvath - *Robson Winter*
- County Supervisor Terra Lawson-Remer - *Celsey Taylor*
- Mayor Todd Gloria - *Kohta Zaiser*

NON-AGENDA PUBLIC COMMENT

ACTION ITEM #1: REVIEW APPLICATION FOR APPOINTMENT

The board will review the application for appointment of Denise Larson for the empty D1 seat.

KH:NS – move to approve Denise’s appointment to District 1

6:0 Yea: YEA: Andrea Schlageter, Kevin Hastings, Chris Peregoy, Stephanie Villamizar, Virginia Wilson, Numan Stotz



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ACTION ITEM #2: FORM ELECTION COMMITTEE

The board will form an election committee for the March Board elections.

KH:VW - Motion to form the election committee with Chris Peregoy, Chris Chalupsky, Denise Larson

7:0 Yea Andrea Schlageter, Kevin Hastings, Chris Peregoy, Stephanie Villamizar, Virginia Wilson, Numan Stotz, Denise Larson

ACTION ITEM #3: CHANGE MEETING DAY

The board will vote if they want to change the meeting date to the first Tuesday of the month.

DL:SV 7/0/0 Move to change meeting date to first Tuesday of the month

YEA: Andrea Schlageter, Kevin Hastings, Chris Peregoy, Stephanie Villamizar, Virginia Wilson, Numan Stotz, Denise Larson

ACTION ITEM #4: Project at 4954 West Point Loma Blvd. PRJ-1057567

The board will review the application for a permit to convert the existing attached garage and residence into a new 480 square foot ADU and the creation of a new two-story detached structure containing two 414 square feet ADUs. Process Level 3 per [SDMC 126.0707]. The project site is located within a RM-2-4 (Residential – Multiple Unit) zone on the First Public Roadway within the Ocean Beach Community Plan and Local Coastal Program (OBCP & LCP) area in the Coastal Overlay Zone (Coastal Appealable) and the Coastal Height Limit Overlay Zone. The site is in the Parking Impact (Beach and Coastal) and in the Transit Priority Area.

The property sits on a 6,081-square foot 0.14-acre) site. The site is in an area of the OBCP & LCP that is designated “Medium Density Residential” (15-29 du/ac). The PRC has not reviewed this project since the most recent submittal.

DL:NS 6/1/0 Motion to Approve, contingent upon parking issue being cleared by DSD

YEA: Andrea Schlageter, Chris Peregoy, Stephanie Villamizar, Virginia Wilson, Numan Stotz, Denise Larson **NO:** Kevin Hastings



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OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer:

No Update

Expenses:

LIAISON REPORTS

None