



# Ocean Beach Planning Board – MEETING MINUTES

Wednesday, June 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, Numan Stotz, Stephanie Villamizar

**Members Absent:** Nicole Ueno

CALLED TO ORDER AT 6:01 PM/ ADJOURN 7:55 PM

## AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

**AS/TD 9/0/0 Yea:** Tracy Dezenzo, Virginia Wilson, Susan Booth, Chris Peregoy, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, Numan Stotz, Stephanie Villamizar

## MINUTES MODIFICATIONS & APPROVAL

Not provided, tabled until next month

## REPRESENTATIVES REPORT

None Present. AS with email report from Councilmember Campbell's Office:

- City Council to hear safe camping ordinance at 1pm next Tuesday June 13<sup>th</sup> – phone in or Council Chambers to give comments – relates to camping on the streets
- This Saturday a Pier meeting, PLNU Liberty Station – 2<sup>nd</sup> public engagement meeting
- Budget revises have been submitted- report online
- Receiving in-home food bins – 1 business day before green bin exchange – no charge within 14 business days of receipt

TD – on record as disappointed no one from Jen Campbell's office is here at the meeting

## NON-AGENDA PUBLIC COMMENT

none

## INFORMATION ITEM #1: BACON ST ROUNDABOUTS

The Board discussed background on the proposed Bacon St roundabouts

Phil Rust from City's Transportation Dept

- Powerpoint presentation
- Reduction of crash energy – simplify interaction
- Cape May to WPL – early next summer
- If isn't accessible ped ramp on corner, will have to install within project – bacon and brighton example
- Bicycle Blvd – slow to calm environment for bikes to use – roundabouts to support that



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- Stop signs more tempting to speed up between – roundabouts prevent that increased speed up
- Back in August asking for support – vote on action

AS – is this fully funded? PR – Yes

### PUBLIC COMMENT

DR Susan Foley – to read letter from residents

### BOARD QUESTIONS

TD – Why did city pick most expensive option?

PR – to do with resurfacing, greatly reduces cost, storm drains replacing or reconfigure would be more expensive

TD – projected end date?

PR – will have to ask

SW – traffic study done at this intersection vs bikes on potholes? What's the logic?

PR – made sure no impact to schedule, impacts are for other reasons

PR – traffic study, no major crashes, no fatal, not addressing this issues with this project

KH – other roundabout needed to go through Coastal? Will this?

PR – I think so

KH – Voltaire no longer in consideration?

PR – adding that would increase the delay, decided to do it later

CC – budget has been confirmed for this?

PR – because of saving to project, yes

CC – actual timeline?

PR – summer was info project team provided

## Information Item #2: Wakeland Housing Purchase of OBCDC Property

The Board discussed Wakeland Housing's purchase of the OBCDC Property on 2147 Abbott St

Rebecca Louie – President/CEO of Wakeland

- Non-profit since 1998 – affordable housing developer
- 7600 affordable homes built, 53 different communities, serving 39,000 people
- Property – 14 unit apt complex, sitting empty for almost 2 years
- MUST be used for affordable housing until 2052
- Convert it into 13 units and 1 office
- Tenants sign leases, held to property rules – actual apartments
- On-site maintenance, case managers and property managers
- Gated, controlled access with cameras
- Fall for renovations, people move in by end of 2023, first of 2024

*PUBLIC COMMENT*



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Chelsea - What is the vetting process?

- Referrals through Coordinated Entry System
- Criminal Background checks, signing a lease
- Not restricted for seniors, but likely 55+
- Pay 1/3 of income for rent
- Zero tolerance for illegal drug use on site

Able to prioritize OB area residents?

- Unable although there will be a request for that, but cannot be discriminatory

Jim Musgrove – Not for homeless, but homeless people, timeframe from when off street til can move into property? How helping OB if bringing people from outside of 92106/7 area?

- cant control where in the system residents will come from, can't prioritize

Mark Winkie – endorse what is going on with Wakeland

- well known names we'll try to make a priority
- a positive move – it is not homeless housing

Don C

- Clairemont Town Council BOD
- Concerns and skepticism is understandable
- Take time to listen and understand apprehensions

Bruce C

- Resident with Wakeland
- lost everything, needed a place, they helped me, been with them ever since

Catherine

- would like an update
- several big complex, this is a smaller complex, any challenges?

### *BOARD QUESTIONS*

CC – more about your background Rebecca

Rebecca – planning degree, from Alaska, working with SanDAG, been with Wakeland 18 years, CEO for 1 year



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SW – why no longer a womens shelter

- Funding just isn't there for that

SW – whats the attrition rate

- Most attrition comes from residents passing away, but no level to be kicked out

KH – I know you don't have to be here, so we appreciate you being here

VW – a much better use of this resource than renting by the night, etc.

### Action Item #1: OBTC Letter Regarding Closing the STRO Host Loophole

TD reads letter by OBTC advocacy committee, aimed at the City Council in regards to issuance of 115 STR permits to one entity. Letter will be sent to all elected

-suggests – limit tier 3, 4 licenses to percentage of dwelling units in one complex or building, example, tier 3 licenses limited to 25% within one complex, or 2 units, whichever is greater

-adopt planning commission's recommendation to limit or cap number of tier 3 licenses within a single planning area

-require an individual ssn or tax id added to application process, allows city to vet hosts and owners

-link penalties and license revocation to the owner, not just the host

KH – nowhere else in the city is this happening with one single entity, all within the last month

-no one from Jen Campbell's office is here, they have received many phone calls, maybe they need to receive more

TD – I'd like to thank Mike for bringing this loophole to the forefront, allowing us to combat it

### PUBLIC COMMENT

Mark Winkie – some kind of regulation within the beach communities

Dan G – The issue is the loophole, it's a problem, can it be presented against not just this one bad actor, but any potential down the road

Catherine – Is there a record of any lawsuits brought against him? How could he do this?

Stacy – nothing in this letter mentions the 115 licenses that have already been issued. What happens to those of us who have already been evicted? They need to be mentioned

### BOARD COMMENT



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VW – key selling point of this ordinance was 1 license per human being, one person one licence, how has this been removed as a requirement? How many other possible controls promised in advanced of the vote, are not represented here

KH – this is happening in othe parts of the city where a whole complex is converted, city says they can use a “proxy host”

-in short term, when a building has more than 5 units, and convert all to STR, building code is Hotel, it’s a change of occupancy, can be done, but coastal dev permit and lots of time, maybe can be enforced

CC- feel pretty bamboozled about the whole thing

AS – needs a corrective punishment to the host. If there is a threat to get you in trouble and face a fine also, maybe prevent that list of proxy hosts – friendly amendment of letter

- Violators of this loophole are bad actors and should be banned from ever having a license again

## VW/KH: Moved to approve letter to City Council, AS to write an addendum

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## Action Item #2: Ad Hoc Committee for Planning Board Application

### AS/NS: Move to form ad hoc committee with KH, TD, CC to help formulate the application process

**9/0/0 Yea:** Tracy Dezenzo, Virginia Wilson, Susan Booth, Chris Peregoy, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, Numan Stotz, Stephanie Villamizar

## OFFICER / SUBCOMMITTEE REPORTS

### Chair:

No Update

### Vice Chair:

No Update

### Treasurer:

5/31/2023 balance: \$927.43

Expenses:

## LIAISON REPORTS

None