



Ocean Beach Planning Board

Tuesday, May 7th, 2024 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

Members Present: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Chris Chalupsky, Tyler Martin, Adam Smith, Virginia Wilson, (Chelsea Siefert)

Members Absent: Stephanie Villamizar, Denise Larson

CALLED TO ORDER AT 6:01 PM/ ADJOURN 7:43 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

7-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Denise Larson, Stephanie Villamizar, Virginia Wilson

MINUTES MODIFICATIONS & APPROVAL

KH:TD 7-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Denise Larson, Stephanie Villamizar, Virginia Wilson

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: APPROVAL OF THE ANNUAL REPORT

The Board reviewed the annual report.

TD:TM 8-0-0 Motion to approve the Annual Report

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Chris Chalupsky, Tyler Martin, Adam Smith, Virginia Wilson



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ACTION ITEM #2: REVIEW APPLICATION FOR APPOINTMENT BY CHELSEA SIEFERT

The Board reviewed Chelsea Siefert's application for appointment

TD:CC 8-0-0 Motion to approve application

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Chris Chalupsky, Tyler Martin, Adam Smith, Virginia Wilson

ACTION ITEM #3: 4705 POINT LOMA AVE PROJECT #1086681

The board will review the coastal development permit to demolish an existing commercial structure and construct a three-story multi-family residential structure. The residential use area would be 16,126 gross floor area, and the private decks, stairways, and circulation areas would total 2,498 gross square feet. The project proposes 20 one-bedroom/studio dwelling units. The project also includes landscaping and utility improvements, including utility connections that extend offsite. The project would provide a 4-foot sidewalk dedication to the City, as well as a wayfinding sign per SDMC Section 143.1025(a)(1). The project is seeking waivers related to San Diego Municipal Code (SDMC) Section 131.0540(d) to waive common open space requirements, reduce private exterior open space setbacks, and reduce the number of parking spaces from 30 to 9. The project is also requesting two deviations; a deviation from Base Zone CC-4-2 to eliminate the need to include commercial development, and a deviation from SDMC Table 142.04C and Section 142.0405(a)(I) to eliminate the requirement for trees and planting points related to trees. The 0.17-acre lot is zoned CC-4-2. The project site is in the Coastal Overlay (Non-Appealable) Zone, Coastal Height Limitation Overlay Zone (CHLOZ), the Parking Impact Overlay Zone (Coastal), the Airport Land Use Compatibility Overlay Zone (San Diego International Airport, NAS North Island), the Airport Influence Area (NAS North Island, Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (NAS North Island), Ocean Beach Cottage Emerging District, Mobility Zone 2, and the Transit Priority Area (TPA).

KH:TD: 8-1-0 Motion to recommend denial of the project based on removal of the commercial space and violates the community plan and encourage the city to provide consistency and clarity on their interpretation of our historic district

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Peregoy, Chris Chalupsky, Adam Smith, Virginia Wilson

NO: Tyler Martin



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OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer:

Bank Balance \$633.22

Expenses:

LIAISON REPORTS

None