



Ocean Beach Planning Board

Tuesday, September 3rd, 2024 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

Members Present: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Stephanie Villamizar, Chris Peregoy, Chris Chalupsky, Denise Larson, Virginia Wilson, Chelsea Siefert, Chris Szulewski

Absent: Denise Larson, Tyler Martin, Adam Smith

CALLED TO ORDER AT 6:00 PM/ ADJOURN 6:48 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

#1 Bunt Residence, 4711 Del Monte Ave (Project # 630387) (Process 2) Coastal Development Permit to construct a new two-story DU over subterranean garage and construct a two-story companion unit, located at 4711 Del Monte Avenue. The 0.16-acre site is in the RM-1-1 and Coastal Overlay (Non-Appealable) Zone. PRC Motion: Recommend as presented; passes 4-0-0.

#2 Wilink Residence, 4941 Coronado Ave (Project #1115323) Process 3: Coastal Development Permit for 500 square-foot addition and 65 square-foot remodel of an existing 1,157 square-foot, one-story single dwelling unit, located at 4941 Coronado Avenue. The 0.16-acre site is in the RM-2-4 Base Zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone, Parking Impact Overlay Zone, PIOZ Coastal Impact, PIOZ Beach Impact, PARKING Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, San Diego International-Review Area 2, NAS North Island-Review Area 2, FAA Part 77 Noticing Area (SDIA-Lindbergh) North Island NAS, Cultural Sensitivity Area, Paleontological Sensitivity Area, Designated Historical District, Geologic Hazard Area within the Ocean Beach Community Plan Area. Council District 2. PROCESS LEVEL THREE – Coastal Development Permit, Required because the project is located in the Coastal (Appealable) Overlay Zone, per San Diego Muni Code (SDMC) Section 126.0704. PRC Motion: Recommend as presented; passes 4-0-0.



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TD:CS 9-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Stephanie Villamizar, Chris Peregoy, Chris Chalupsky, Virginia Wilson, Chelsea Siefert, Chris Szulewski

MINUTES MODIFICATIONS & APPROVAL

KH:CS 9-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Stephanie Villamizar, Chris Peregoy, Chris Chalupsky, Virginia Wilson, Chelsea Siefert, Chris Szulewski

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

Two minutes per speaker for issues not on the Agenda and within the purview of the board.

ACTION ITEM #1: ANAC REPRESENTATIVE

The Board discussed which member will be the ANAC Representative

VW:CC 9-0-0 Motion to approve Chris Szulewski as the ANAC Representative

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Stephanie Villamizar, Chris Peregoy, Chris Chalupsky, Virginia Wilson, Chelsea Siefert, Chris Szulewski

OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer:

\$1130.47 – no new expenses

Expenses:



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LIAISON REPORTS

None