



Ocean Beach Planning Board

Wednesday, October 4th, 2023 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

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

Members Absent: Susan Booth, Numan Stotz

CALLED TO ORDER AT 6:06 PM/ ADJOURN 7:54 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

TD/KH 8-0-0 YEA: Kevin Hastings, Tracy Dezenzo, Andrea Schlageter, Virginia Wilson, Stephanie Villamizar, Nicole Ueno, Chris Peregoy, Chris Chalupsky

MINUTES MODIFICATIONS & APPROVAL

KH:CC 8-0-0 YEA: Kevin Hastings, Tracy Dezenzo, Andrea Schlageter, Virginia Wilson, Stephanie Villamizar, Nicole Ueno, Chris Peregoy, Chris Chalupsky

REPRESENTATIVES REPORT

Councilmember Jen Campbell – Manny Reyes

Senator Toni Atkins – Cole Reed

Assembly Member Chris Ward – Rachel Granadino

NON-AGENDA PUBLIC COMMENT

ACTION ITEM #1: 4805 W POINT LOMA AVE (VALVOLINE)

Process 2, Coastal Development Permit for addition/remodel of an existing Valvoline Oil Changing station located at 4805 West Point Loma Blvd. The 0.122 acre site is in the CC-4-2 base zone, Coastal(Non-appealable) overlay zone, the Airport Approach OZ (AAOZ), Airport Land Use OZ (ALULOZ), Coastal Height Limitation OZ (CHLOZ), Residential Tandem Parking OZ (RTPOZ), Transit Priority Area, Affordable Housing Parking Demand, Designated Historic District called Ocean Beach Cottage Emerging District. **PRC Motion: Recommend presenting to the full Board, and applicant provide alternative exterior finishes compatible with the community plan, and proposals for a visibility triangle at Lotus & Sunset Cliffs. 4-0-0**



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TD/NO: 2-5-1: Move to approve the project pending any cycle review comments and approval from the city

YEA: Tracy Dezenzo, Nicole Ueno **NO:** Virginia Wilson, Kevin Hastings, Andrea Schlageter, Chris Chalupsky, Stephanie Villamizar **ABSTAIN:** Chris Peregoy, *conflict of interests*

No Action Taken

ACTION ITEM #2: 1711 SUNSETCLIFFS BLVD DISH WIRELESS MASONIC LODGE

Coastal Development Permit for the following scope of work: SCR- Spectrum Act - DISH Proposed scope of work to install (3) new antennas, (6) RRUS. Ground scope of work includes to install (1) proposed equipment cabinet and associated accessories. RM-1-1, CD 2, Coastal N-APP-2, Designated Historic. **PRC Motion: Recommend approval conditional on the applicant providing the updated and cumulative EME report as required by the city. 4-0-0**

KH/TD: 8-0-0 Move to recommend approval of the project

YEA: Kevin Hastings, Tracy Dezenzo, Andrea Schlageter, Virginia Wilson, Stephanie Villamizar, Nicole Ueno, Chris Peregoy, Chris Chalupsky

ACTION ITEM #3: BYLAWS AND APPLICATION

Continuing the discussion from last month concerning the changing of the bylaws to conform with the CPG Recognition application.

No Action Taken

ACTION ITEM #4: APPOINTMENT TO AIRPORT NOISE ADVISORY COMMITTEE

The Board will appoint a member to the ANAC

Board Appoints Tracy Dezenzo to ANAC

ACTION ITEM #5: APPROVE REIMBURSEMENT FOR WEBSITE COST

The board will vote to approve a reimbursement to Tracy Dezenzo for the website cost



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AS:KH 8-0-0 Move to approve reimbursement to Tracy Dezenzo for website costs of \$16.98

YEA: Kevin Hastings, Tracy Dezenzo, Andrea Schlageter, Virginia Wilson, Stephanie Villamizar, Nicole Ueno, Chris Peregoy, Chris Chalupsky

OFFICER / SUBCOMMITTEE REPORTS

Vice Chair:

No Update

Treasurer: \$866.45

No Update

LIAISON REPORTS

None