



**From:** Andrea Schlageter aeschlag@gmail.com    
**Subject:** Valvoline OB Project 4805 West Point Loma Blvd. PRJ 1098734  
**Date:** May 7, 2025 at 12:06 PM  
**To:** Norris, John JNorris@sandiego.gov



John,

Last night the Ocean Beach Planning Board voted to recommend to deny approval of the Valvoline project located at 4805 West Point Loma Blvd.

The official motion was:

Reject project as proposed because the view triangles at the garage exit are not code compliant and the new curb cut on Lotus street would remove two on-street parking spots in a parking impact district.

There were a multitude of other issues with this project that were not captured in the motion but came up during public comment:

- Lotus is essentially a one way street when cars are parked on both sides. Allowing cars to turn either way out of the garage, especially oversized vehicles, would be an issue.
- That end of Sunset Cliffs Blvd. is essentially the end of the 8 freeway. If south bound traffic does not receive a red light, someone suddenly turning right could cause accidents.
- Customers coming Northbound on Sunset Cliffs Blvd. would have to make a left hand turn into the parking lot. Sunset Cliff Blvd. has only one lane of traffic going either way. Any customer attempting to turn left will cause a backup. Additionally is the line for oil changes is backed up then customers will wait on Sunset Cliffs Blvd. until the back up on the property is resolved.

The OBPB feels that any traffic study that was done to allow this project to move forward was inadequate. Additionally, the OBPB is still confused on why the structure is having the view triangle requirements waived. As mentioned, the street Valvoline's customers would exit onto is tight and views are already restricted. It also raises the question of whether this complies with the State's new Daylighting laws. Would having a large building with a garage exit within 20 feet of the approach to an intersection not go against the spirit of the law?

Please keep all this in mind when making a final decision on this project. That intersection is the main entrance and exit for OB, and this project will have a great impact on future visitors and residents.

I have attached Information Bulletin 620 for your convenience.

Best,

Andrea Schlageter  
Chair, Ocean Beach Planning Board

**IB\_620\_-4805 West Point  
Loma Blvd. PRJ 1098734.pdf**  
281 KB

