



Ocean Beach Planning Board

Tuesday, March 3rd, 2026 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

****To Watch Our Meeting Please [Click Here](#)****

(Timestamps in Parentheses for Reference)

Members Present: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Chris Szulewski, Barbara Guerra-Jankowski, Virginia Wilson, Greg Diamond

Members Absent: Stephanie Villamizar, Tyler Martin, Chelsea Siefert

CALLED TO ORDER AT 6:03 PM/ ADJOURN 7:38 PM

(0:58) AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

KH:GD 9-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Chris Szulewski, Barbara Guerra-Jankowski, Virginia Wilson, Greg Diamond

(1:17) MINUTES MODIFICATIONS & APPROVAL

Barb:ChS 9-0-0 Motion to approve, with changes presented from Barb

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Chris Szulewski, Barbara Guerra-Jankowski, Virginia Wilson, Greg Diamond

(2:42) REPRESENTATIVES REPORT

- (2:45) Manny Reyes – City Council District 2 Jen Campbell’s Office
 - 65% of OB Planning Area must be contributing resources
 - Built between 1925-1931
 - Need 1,950 cottages to satisfy 65% requirement
 - Grant for Ebers St park fence through Park Foundation
- (12:45) Officer Harris – SDPD Western Division – *Via Zoom*
 - Survey for funds allocation
 - NOTES section asking for comments
 - Monday March 9th at OBMA offices at 1868 Bacon St – roundtable for business owners of 5000 block of Newport about Wednesday nights
 - Traffic calming issues – sunset cliffs/osprey
- (17:08) Mayor’s Office – Notes provided to Andrea
 - Resident budget survey – sandiego.gov/budgetsurvey



Ocean Beach Planning Board

Tuesday, March 3rd, 2026 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

(18:00) NON-AGENDA PUBLIC COMMENT

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

- (18:25) Chris Szulewski advises he will not seek reelection onto The Board

(18:54) ACTION ITEM #1: 1421 OCEAN FRONT ST/4837 BERMUDA AVE PTS-1122219

(19:30) The Board reviewed a Coastal Development Permit (CDP), Site Development Permit (SDP), and Plan Development Permit (PDP) to repair an existing coastal bluff seawall, consisting of deepening the existing seawall foundation for a length of approximately 110 lineal feet and extending seaward a maximum of two feet. The 0.47-acre site is in the RM-2-4 Base Zone, Coastal (Appealable) Overlay Zone. Process 3 CDP and Process 3 SDP for the development of premises containing environmentally sensitive lands (bluffs and coastal beaches)

PRC recommended approval as is 2-1-0.

- Bob Tretman – representing applicant residing at 4837 Bermuda
- Sea Wall can be impacted without this maintenance work

(23:53) Board Comment

- Kevin - Sight setbacks and view easements not yet addressed by City but want to raise issues, reason for voting against project at Committee

(28:38) Public Comment

- Barb – neighbors in support of project
- Tom Cook – Surfrider Foundation San Diego Chapter
 - Submitted Letter in opposition – here to summarize
 - Coastal Resilience is one focus of Foundation
 - Sand mitigation fees stay in neighborhood

(34:00) Applicant Response

(38:56) Public Comment

- Audrey(Meredith Houlton) – dirty alley concerns



Ocean Beach Planning Board

Tuesday, March 3rd, 2026 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

(47:55) A letter was submitted by Nat Giraud, read aloud by Andrea – see *attached*

(49:42) **KH:TD 8-1-0** Motion to approve project as presented, contingent upon addressing visual corridor requirements as referenced in Code #132.0403

(51:30) **YEA:** Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Chris Szulewski, Barbara Guerra-Jankowski, Greg Diamond

NO: Virginia Wolf

(53:12) ACTION ITEM #2: SEAT AT THE TABLE

The Board reviewed a proposal from the Community Planners Committee that aims to give the CPC and other CPGs dedicated time to present when relevant issues come before the Planning Commission, City Council Committees, and the full City Council.

(1:29:31) **CCh:TD 9-0-0** Motion to approve the letter as written, including language on equal time as city staff/council staff

YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Chris Szulewski, Barbara Guerra-Jankowski, Virginia Wilson, Greg Diamond

OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer: \$891.58

Expenses:

LIAISON REPORTS