



Ocean Beach Planning Board

Tuesday, November 4th, 2025 / 6:00pm Ocean Beach Recreational Center -
4726 Santa Monica Ave, Ocean Beach CA 92107

Members Present: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Szulewski, Virginia Wilson, Chris Peregoy, Tyler Martin, Stephanie Villamizar, Chelsea Siefert, Barbara Guerra-Jankowski

Members Absent:

CALLED TO ORDER AT 6:00 PM/ ADJOURN 7:32 PM

(3:16) AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

TM:KH 11-0-0 YEA: Motion to remove Action Item #2

Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Szulewski, Virginia Wilson, Chris Peregoy, Tyler Martin, Stephanie Villamizar, Chelsea Siefert, Barbara Guerra-Jankowski

(4:20) MINUTES MODIFICATIONS & APPROVAL

TD:CSz 8-0-3 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Szulewski, Virginia Wilson, Chris Peregoy, Tyler Martin

ABSTAIN: Stephanie Villamizar, Chelsea Siefert, Barbara Guerra-Jankowski

(4:50) REPRESENTATIVES REPORT

- City Council District 2 Jennifer Campbell Report – *Manny Reyes*
- Senator Akilah Weber Report – *Moana Alo*
- State Assembly Member Tasha Boerner Horvath – *Salma Ismail*
- County Supervisor Terra Lawson-Remer - *TBD*
- Mayor Todd Gloria – *Randy Reyes*

(9:54) NON-AGENDA PUBLIC COMMENT

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



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(14:20) ACTION ITEM #1: PROPOSED CODE CHANGE FOR COMPLETE COMMUNITIES

(18:36) The Board evaluated the proposed language and has made a recommendation.

(1:12:10) **TD:CSz 10-1-0** Motion to oppose the proposed language to change the Historical Resource code for Complete Communities based on The Board's understanding that there's a high percentage of contributing resources that haven't been adequately identified and requests the City complete the survey to determine how many buildings qualify for the historical designation. Further, The Board cites the Coastal Resiliency Plan to address the growing threat of climate change and what affects increased density west of Sunset Cliffs Blvd would bring, and The Board is concerned that Complete Communities degrade our community's opportunity to become a Historical District in the future.

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

NO: Tyler Martin

OFFICER / SUBCOMMITTEE REPORTS

Chair:

No Update

Vice Chair:

No Update

Treasurer: \$955.57

Expenses:

LIAISON REPORTS