



Ocean Beach Planning Board

Tuesday, April 7th, 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, Chris Chalupsky, Chris Peregoy, Virginia Wilson, Chelsea Siefert, Greg Diamond, Tracy Dezenzo, Jack Phillips

Members Absent: Barbara Guerra-Jankowski, Stephanie Villamizar

CALLED TO ORDER at 6:01 pm/ Adjourn 7:58 pm

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL : 1:38

- To add verify election results to the agenda
 - Motion to revise agenda to include election result verification (CC/VW)

8-0-0 YEA: Andrea Schlageter, Kevin Hastings, Chris Chalupsky, Chris Peregoy, Virginia Wilson, Chelsea Siefert, Tracy Dezenzo, Greg Diamond

MINUTES MODIFICATIONS & APPROVAL

- To approve minute from last meeting
 - Motion to accept minutes (GD/KH)

8-0-0 YEA: Andrea Schlageter, Kevin Hastings, Tracy Dezenzo, Chris Chalupsky, Chris Peregoy, Virginia Wilson, Chelsea Siefert

REPRESENTATIVES REPORT : 2:40

- No representatives present
 - Andrea reads announcement from city stating new partnership with Hyundai Motors for lifeguard operations
 - Andrea announces key budget dates: 4:12



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NON-AGENDA PUBLIC COMMENT: 6:10

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

- Letter from editor of OB RAG
 - Recognition of 50th anniversary to OB Planning Board
- Question on future of former RITE-AID
 - No direct information- Andrea states no permits have been filed for use of that location
- Coastal Caretakers comment on Package A
 - Coastal Caretakers joining forces with SOHO in opposition of Package A

ACTION Item #1: Certify Election Results: 12:33

Kevin Hastings explains one vacant seat. Tracy Dezenzo and Greg Diamond reelected and John Phillips newly elected

- Motion to accept the election results (TD/CS)

8-0-0 YEA: Andrea Schlageter, Kevin Hastings, Chris Chalupsky, Chris Peregoy, Virginia Wilson, Chelsea Siefert, Greg Diamond, Tracy Dezenzo

ACTION Item #2: Electing Executive Board 19:20

Board Elects John Phillips as Secretary. Tracy Dezenzo as Treasurer. Kevin Hastings as Vice Chair, Andrea Schlageter as Chair

Project Review Committee remains: Greg Diamond, Kevin Hastings and Chris Chalupsky

City Council District 2 Candidates Present 22:30

- Paul Suppa 22:35



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- Jacob Mitchel 39:00
- Mandy Havlik 54:02

Action Item #3 2031-2033 Bacon St. PTS: 1138023 1:11

Jeffrey Thaxton presents to the board on behalf of new development on 2031 Bacon St.

- MOTION TO DENY project on grounds of bulk, scale and general recognitions on aesthetic per Ocean Beach Community Plan. (CC/KH)

8-1-0 YEA: Andrea Schlageter, Kevin Hastings, Chris Chalupsky, Chris Peregoy, Virginia Wilson, Chelsea Siefert, Greg Diamond, John Phillips

No - Tracy Dezenzo