



Ocean Beach Planning Board, Inc.
P.O. Box 7090
Ocean Beach, California 92167

February 20, 2008 Land Use Subcommittee Minutes
(unapproved)

Meeting Date: Wednesday, February 20, 2008

Meeting Called to Order: Michael Taylor called the meeting to order at 6:07pm.

Board Members Present: Bill Bushe, Tom Gawronski, Jane Gawronski, Nancy Taylor, Mandy Lopez, Landry Watson, Giovanni Ingolia, Shane Finneran, Michael Taylor, George Murphy

Others in attendance: Jack Jaynes, Tom Dyer, Tim McCardle, Dean Wright

Agenda Modification:
none

Item 1

Goettge Residence. Ocean Beach JO#42-7772 (Process 2) Coastal Development Permit to demolish an existing residence and small shed and construct a new 2,172 sf. dwelling unit with a 442 sf. detached two-car garage on a 3,500 sf. site at 4742 Cape May Avenue in the RM 1-1 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, Parking Impact Zone. Council District 2.

Jack Jaynes spoke on behalf of the project. He presented the OBPB with a letter he wrote, a separate letter with the name of project owner Dave Goettge, and six pages of photographs of homes, with text accompanying the photographs. Mr. Goettge, in his letter, writes that he hopes the photographs and text “will help everyone understand the traditional style neighborhood home, based on 20th century beach communities, I’m trying to build.

A copy of the eight pages provided by Mr. Jaynes is attached to these minutes.

In response to questions from Board members, Mr. Jaynes said that Mr. Goettge had made no changes to the plans he submitted to the land use subcommittee.

Tom Gawronski said the building could be constructed with more of a setback to the second floor.

George Murphy said that the OB Precise Plan says that second floors should be set back when possible.

Shane Finneran said that the OBPB tended to prefer projects that attained their maximum height toward the rear of the property, not toward the front.

Giovanni Ingolia said that he had been to Seaside, a community mentioned in Mr. Goettge’s letter and its attachment, and that the many of the buildings in Seaside were similar to the one in Mr. Goettge’s plans.

Tom Gawronski recommended denial of the project based on its bulk and scale at the point of its front setback – including both its second floor and its attic. Landry Watson seconded. Motion carried 10-0-0.

Item 2

McCardle Residences. Ocean Beach JO#42-8549 (Process4) Tentative Map, Coastal Development Permit and under grounding overhead utilities waiver to convert 4 existing residential units to conominiums, create 2 residential condominiums (under construction) on three, 0.16 acre sites at 4717 & 4735 Narragansett Ave and 4726 Del Monte Ave in the RM 1-1 Zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Influence Zone, Airport Approach Area, FAA Part 77, Council District 2.

Tim McCardle presented a plan to condoize 3 lots, with 2 properties per lot. Mr. McCardle reviewed the condos' blueprints with members of the OBPB.

Landry Watson asked the number of the property's bedrooms and parking spots. Mr. McCardle said each lot had one 2-bedroom, single-story condo in the front and one 3-bedroom, two-story condo in the rear.

Jane Gawronski moved that the land use subcommittee recommend approval of the project as submitted. Giovanni Ingolia seconded. Motion carried 10-0-0.

Item 3

Stebbins Residence. Ocean Beach JO#42-3454 (Process4) Coastal Development Permit, Site Development Permit and Variance to demolish an existing duplex and construct a new 1,749 sqft three story single dwelling unit, on a 2,500 sqft site located at 5166 West Point Loma Blvd in the RM 2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, 100 year flood plain, Council District 2.

At approximately 6:50pm, no one was present to represent the project. Shane Finneran moved to move the item to the end of the agenda. Jane Gawronski seconded. Motion carried 10-0-0.

Item 4

Saratoga Condos. Ocean Beach JO# 42-5633 (Process 4) Coastal Development Permit and Tentative Map to convert 12 existing residential units into condominiums located at 4933 Saratoga Avenue in the RM 2-4 Zone within the Ocean Beach Precise Plan, Airport Approach, Airport Environs Overlay zone, Coastal Overlay (non appealable), Coastal Height, Parking Impact, Ocean Beach Historic District, Council District 2.

Dean Wright was present to represent the project. Mr. Wright said that Judge Brown owned the project. Mr. Wright said Judge Brown was seeking to condoize an existing complex of 12 apartments.

Michael Taylor recused himself, citing an acquaintance with the owners of the project. Mr. Taylor left the room for the duration of the discussion of the project.

Jane Gawronski asked for information on the apartment's mix of units. Mr. Wright said there were four 1-bedroom units and eight 2-bedroom units. He also said the project included 12 parking spots.

Landry Watson said the project was in the RM24 zone, and in the parking impact zone. He said that if the project were built new, as many as 24 parking spots might be required. Landry said that the project was already in use, so there would be no significant impact on parking in the area.

Jane Gawronski said that condos might have less parking impact than apartments. She said she had noticed a decrease in parking congestion after the condo conversion of units in her neighborhood. She said it may have been because one or more of the condos are used as vacation homes.

George Murphy asked for information on the project's plans for improvements to the units.

Tom Gawronski said the existing building is in conflict with the OB Precise Plan.

Landry Watson said he couldn't figure out what the project did for Ocean Beach.

Jane Gawronski said she'd prefer the project incorporate four affordable units.

Landry Watson said he's prefer the project add parking, decrease the number of units, incorporate green construction and LEEDS certification, or all of the above.

Jane Gawronski recommended denial as submitted. Bill Bushe seconded. Motion carried 9-0-0, with Michael Taylor recused and out of the room.

Item 5

Newport TM. Ocean Beach JO#42-8984 (Process3) Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to convert 2 existing residential units to condominiums on a 0.15 acre site at 4686 Newport Ave in the RM 1-1 Zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, Parking Impact, Council District 2.

At approximately 7:10pm, no one was present to represent the project.

Tom Gawronski said that, judging by the project's plans, he had no problems with the project.

Giovanni Ingolia recommended approval as submitted. Jane Gawronski seconded.

Bill Bushe said he was interested in learning about the project's planned improvements to the existing buildings.

Nancy Taylor said she agreed with Mr. Bushe, and that she wanted to hear from a representative of the project.

The motion carried 6-4-0, with Bill Bushe, Nancy Taylor, George Murphy, and Shane Finneran voting against.

Item 3 (revisited)

Stebbins Residence. Ocean Beach JO#42-3454 (Process4) Coastal Development Permit, Site Development Permit and Variance to demolish an existing duplex and construct a new 1,749 sqft three story single dwelling unit, on a 2,500 sqft site located at 5166 West Point Loma Blvd in the RM 2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, 100 year flood plain, Council District 2.

Landry Watson recused himself because he was involved in an ongoing appeal of a previous version of this project.

Tom Gawronski asked if the project's height had increased to a maximum of 30 feet. A member of the board answered that the project's maximum height increased from 27'0" to 29'11".

Michael Taylor said the change included removing the underground parking, replacing it with surface parking and garage space.

Michael Taylor said that the owner of the property, Mr. Stebbins, said he wouldn't attend the meeting because it was not schedulable due to the involvement of chairman Landry Watson in the appeal of the previous version of the project.

Nancy Taylor moved to deny the project based on bulk and scale. Mandy Lopez seconded. Motion carried 9-0-0, with Landry Watson recused.

Other Items

Nancy Taylor introduced Tom Dyer, an audience member, as a candidate for the OBPB's district 3 slot. Mr. Dyer greeted the OBPB.

George Murphy requested that a discussion of oversize vehicles be added to a future agenda. Mr. Murphy also requested that a discussion of parking meters be added to a future agenda.

Landry Watson said he had written a letter to the OB Town Council, requesting a donation of funds. Jane Gawronski read the letter to the OBPB.

Landry Watson said that the OBPB had an election coming on March 11, and that election chair Nancy Taylor could field questions.

Landry Watson said that the City wanted the OBPB Precise Plan Subcommittee to reconvene. Mr. Watson also said that current subcommittee chair Mindy Pelletier could not continue to serve as chair due to her laryngitis.

Tom Gawronski said that the OBPB might be approached to be on a committee study of parking in Ocean Beach. Mr. Gawronski said that a similar committee was installed in Pacific Beach, and that it was stacked with supporters of pay parking.

Landry Watson said that he would like the OBPB to have an education and training officer. Mr. Watson said that, in the spring, the OBPB would talk about education for new members.

Pat James, president of the OB Historical Society, said the Society was meeting the next night, hosting a discussion of green remodeling.

Meeting adjourned by consensus at 7:40pm.`

Minutes Respectfully Submitted by: Shane Finneran, Secretary