



Ocean Beach Planning Board, Inc.
P.O. Box 70184
Ocean Beach, California 92167

February 6, 2008 General Meeting Minutes
(unapproved)

Meeting Date: Wednesday, February 6, 2008

Meeting Called to Order: Landry Watson called the meeting to order at 6:01pm.

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

Other Attendees: Denny Knox, Sheila Hardin, Danny Morales, Steven Elbugen, Carol Ladiges, Faith Hussey, David Surwilo, Shahriar Ammi, Tony Kempton, Ayrik Meyer, John Thompson, Robert Sheehan, Timothy Darling, Jack Jaynes

Agenda Modification:

Landry Watson he would remove Item 004 from the agenda because the speakers had cancelled.

Landry Watson suggested starting with a discussion of Agenda Item 005 because the presenters just wanted to make a short statement.

Jane Gawronski moved to approve the agenda as modified. Craig Klein seconded. Motion carried 8-0-0.

Nancy Taylor arrived at 6:05 pm

Public Comment (Non-Agenda Items)

Sheila Hardin of the Center City Development Corporation thanks board members who attended the CCDC's public preview. She said the preview was a series of meetings about the civic center complex, to give the public a view of coming changes. She said more details are available at www.ccdc.com.

Sheila Hardin politely requested if her boss, the Chair, President, and COO of CCDC, could be scheduled for at least 5 minutes of agenda time for the OBPB's next meeting. Landry Watson said he would do try to make it fit.

Officer David Surwilo of the San Diego Police Department said that crime in Ocean Beach was under control.

Jane Gawronski asked if police had noticed any change since the institution of the beach alcohol ban. Officer Surwilo said the ban would not be in full effect until February 14, but that police expected positive results from the ban.

Item #005 – Information Item

Parking in Ocean Beach. CPCI department to inform Ocean Beach about parking in the community.

City of San Diego traffic engineer Shahriar Ammi said his division would be looking for help with the update of its traffic plan for Ocean Beach. He distributed Ocean Beach street maps to members of the Board, asking

members to grade the various areas of the neighborhood on a three-tiered scale of parking difficulty (for example: high, medium, or low). He said the city would be back to discuss the situation.

Shahriar Ammi noted that paid parking would not be part of the plan for OB, as residents had voiced their opposition.

Tony Kempton of the city of San Diego Planning said the department's traffic group analyzes data in an in-depth fashion, and that the overall goal is to expand mobility to all of OB, not just the north.

Landry Watson asked if the traffic plan update would require the help of the OBPB Precise Plan subcommittee. Tony said yes, and said that the subcommittee might need a new chairperson, as its former chair Mindy Pelletier has laryngitis that limits her voice. Landry said he would revisit the subcommittee issue later in the meeting.

Item #001 – Action Item

South Beach Bar & Grill. Ocean Beach JO#42-8225 (Process 3) Coastal Development Permit to expand an existing restaurant within an existing building on a 13,900 sf. site at 5059 Newport Avenue in the CC 4-2 zone within the Ocean Beach Precise Plan, Coastal Overlay (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, First Public Roadway, Parking Impact Zone. Council District 2.

Vote to Approve or Deny the Coastal Development Permit

Ayrik Meyer said that South Beach sought to renovate the second floor of its current building, which the bar and grill would then expand into, installing a bar and several tables.

Ayrik Meyer said that, as discussed at the land use subcommittee meeting on January 16, he pressed the city for its review of the parking impact of the project, but that the city had not yet delivered the review. He said that the project manager, Patrick Hooper, had given his blessing of the project's parking situation.

Landry Watson asked how many spots were currently underneath the building, and if they would continue to be gated after the project was finished. John Thompson said there were currently 9 spots, but would be 14 after the project, and that the gate would remain open, particularly because one of the spots would be disabled parking. He said gate was currently closed to screen transients.

Ayrik Meyer said that the project would leave the project underparked from about 9am to 5pm, but overparked during the rest of the day and night. He also said he had analyzed South Beach's daily business history, and that revenues were dramatically weighted toward the evenings versus during the daytime hours.

Ayrik Meyer confirmed that South Beach would ban smoking and loitering on the second floor exterior.

Denny Knox of the OB Mainstreet Association spoke in support of the project, saying South Beach provides tons of jobs, that it was a great plan for the building, and that it would be good for the economy.

Carol Ladiges of Lighthouse Ice Cream spoke in support of the project, saying she was all for it and that it would be good for the community.

In response to board questions, Steven Elbugen of South Beach's valet company said valets would not be double parking or parking in public spots. He said the service would be offered after 5pm, and that valet customers were 95% tourists, almost no locals.

George Murphy suggested moving the bar to the opposite side of the room, to open up the view of the ocean.

Jane Gawronski said South Beach was a good business, and that it had been mentioned in Bon Appetit magazine as serving one of America's three best tacos. She also said that the new business at South Beach would spill over into the rest of OB.

Landry Watson said he wanted the OBPB to be clear that the project would leave the building underparked. He said he believed the project was acceptable, despite the underparked status.

Bill Bushe said the project represented a trade-off, and that he thought its merits were worthy of the OBPB's approval.

Shane Finneran said he was unclear on the project's net impact on parking. He said that, given the near-crisis parking situation already in existence in much of Ocean Beach, he would not support the project without seeing the city's report on the project's traffic impact.

Jane Gawronski moved to approve the project as submitted, with exit-only doors on the second floor. Craig Klein seconded. Motion carried 8-1-0, with Shane Finneran casting the opposing vote.

Item #002 – Action Item

*Darling Residence. Ocean Beach JO#42-6769 (Process 2) Coastal Development Permit to construct a new 3,109 sf. two-story dwelling unit with attached garage on a 7,000 sf. site that contains an existing dwelling unit and restore one-car garage to the existing dwelling. The project is located at 4630 Pescadero Ave in the RM 1-1 zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Zone. Council District 2.
Vote to Approve or Deny the Coastal Development Permit*

Robert Sheehan and Timothy Darling spoke on behalf of the project, summarizing it. They said the OBPB land use subcommittee had discussed the project's potential to be underparked if it was condo-ized in the future, but that they had labeled the rooms of the existing building as they are currently used, and not in a misrepresentative fashion.

Board members briefly discussed the issue of labeling. One board member noted that there is currently ample parking on the project's block, and that there is no reason to expect parking problems there in the future.

Bill Bushe moved to approve the project as submitted. Shane Finneran seconded. Motion carried 9-0-0.

Item #003

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.

Jack Jaynes spoke on behalf of the project, saying its current owner/occupant and the owner/occupant's elderly mother planned to live in the new building. Jack Jaynes said the project manager said that city expert Kelly Saunders had approved that the existing improvements do not have historical significance.

Tom Gawronski said the current building was second in a row of three similar cottages, and that the new project would place a two-story building in the middle.

Shane Finneran said the current project plans lacked sufficient articulation of the project's height.

Jane Gawronski said that she was concerned about the project's bulk and scale.

Landry Watson moved that the project be sent back to land use subcommittee for revise/resubmit based on concerns regarding articulation, and regarding bulk and scale. Jane Gawronski seconded. Motion carried 9-0-0.

Item #006 - Information Items/Regular Business

After the correction of two typos, Mandy Lopez moved to approve the minutes from the January 16 land use subcommittee meeting as amended. George Murphy seconded. Motion carried 9-0-0.

Mandy Lopez moved to approve the minutes from the January 2 general meeting. Tom Gawronski seconded. Motion carried 8-0-1, with Shane Finneran abstaining because he wasn't at the January 2 meeting.

After reviewing the minutes from the land use subcommittee meeting on December 19, 2007 Tom Gawronski moved to approve the minutes from the December 19, 2007 meeting. Giovanni Ingolia seconded. Motion carried 8-0-0.

Nancy Taylor moved to extend the candidate application materials submittal deadline until February 25. Landry Watson seconded. Motion carried 9-0-0.

Shane Finneran said the Airport Noise Advisory Committee had asked the Airport Authority to add more local airport-noise-related data to the airport's website, www.san.org. He said the website contained good information already, and would be getting even better.

Jane Gawronski said the OB Town Council would be doing its annual funding of local non-profits, and encouraged the OBPB to apply for funds.

Landry Watson said he recommended discussing with Mindy Pelletier whether the OBPB precise plan subcommittee should be reconvened and hold regular meetings.

Meeting adjourned at 7:59 pm.

Minutes Respectfully Submitted by: Shane Finneran, Secretary