



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

January 16, 2008 Land Use Subcommittee Minutes
(approved by the OBPB on February 6, 2008)

Meeting Date: Wednesday, January 16, 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, Craig Klein, Giovanni Ingolia, Shane Finneran, Michael Taylor

Others in attendance: Robert Sheehan^s, Brad Whitmann^s, Greg Caledonai^s, Timothy Darling, Ayrik Meyer^s, John Thompson^s, Kristina Goulart, Allan Thompson, Jack K. Jaynes^s, Dou Purvis, Denny Knox^s.

Agenda Modification:
none

Item #001

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.

Ayrik Meyer, John Thompson, and Kristina Goulart spoke on behalf of the project. They explained that South Beach Bar & Grill (SBBG) would expand operations to the second floor of the building SBBG currently occupies.

The project advocates named a number of parking spots that would be available for the expanded restaurant, including valet service from 11pm to 2am. Ocean Beach Planning Board (OBPB) members if the parking met with City approval, and the advocates said they expected approval but were still in the process of getting approval. Advocates agreed to bring evidence of approval to the general meeting on February 6, and to ask a representative of the valet company to attend the meeting.

OBPB members voiced concerns about plans to use the second floor balcony as an area for loitering or smoking. The project advocates agreed to prohibit loitering and smoking on the balcony.

Denny Knox, John Thompson, Jane Gawronski voiced support of the project.

Craig Klein moved that the subcommittee approve the project with the caveat that the OBPB needs more parking info. Jane Gawronski seconded the motion.

Bill Bushe offered the amendment that the SBBG agreed to prohibit loitering and smoking on the second floor balcony, and that the second floor balcony door only be used as an exit. Jane Gawronski and Craig Klein accepted the amendment. Motion carried 10-0-0.

Item #002

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.

Robert Sheehan, Timothy Darling and Brad Whitmann spoke on behalf of the project, answering OBPB member's questions about parking, required FAR, and changes to previous plans.

Brad Whitmann read a statement he claimed was on behalf of neighbor Greg Caledonia. The statement supported the project.

Tom Gawronski said he was not opposed, but that he was distressed with the practice of mis-labeling rooms that seem likely to be used as bedrooms. Landry Watson said he concurred with Tom. Michael Taylor said that, if the room in question was were counted as a bedroom, the parking requirements would remain the same.

Craig Klein moved and Giovanni Ingolia seconded to recommend approval of the project as presented. Motion passed 9-1-0.

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. He noted that the slope of the property caused a miscalculation of height in the project's original plans, which were subsequently updated. He said the property's existing dwelling was 85 years old.

Tom Gawronski asked if the existing dwelling had historical significance. Michael Taylor said the City's answer was that the existing dwelling did not have historical significance.

Shane Finneran said he was opposed to the project based on its bulk and scale, and the lack of adequate articulation in the 28-foot rise of the front of the house. Landry Watson said the project complied with the zoning requirements, perhaps an example of how the requirements don't always conform with the existing nature of the community.

Craig Klein said he'd like to defer voting on the project until after he had a chance to look at its site. Tom Gawronski said the same thing.

Landry Watson moved to approve pending no major issues with the historical resources board, and Tom Gawronski seconded. Motion passed 8-2-0.

Meeting adjourned by consensus at 7:30 pm.