



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

**January 2, 2008 General Meeting Minutes**  
**(unapproved)**

**Meeting Date:** Wednesday, January 2, 2008

**Meeting Called to Order:** Landry Watson called the meeting to order at 6:02pm.

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

**Others in attendance:** Ron Self, Architect, Sheila Hardin, CCDC, Judy Nugent, project owner and San Diego Police Department Officer David Surwilo.

**Agenda Modification:**

Tom Gawronski requested an opportunity to report on the hearing concerning 5130 Saratoga that he and Giovanni Ingolia attend.

Landry Watson moved to approve the agenda as modified. Tom Gawronski seconded. Motion carried 7-0-0.

Mandy Lopez arrived at 6:05 pm

**Approval of Minutes:**

Landry Watson added that Faith Hussey had attended the December 5, 2007 meeting and it should be noted in the minutes. Nancy Taylor moved to approve the minutes from the December 5, 2007 meeting as amended. Tom Gawronski seconded. Motion carried 8-0-0.

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.

**Public Comments & Announcements:**

Officer David Surwilo, new Community Relations Officer for Western Division introduced himself and provided information about the store front office on Sports Arena.

Sheila Renee Hardin, Community Relations Manager for the Centre City Development Corporation, provided tickets for the Balboa Theater Public Preview Showcase for January 11, 12 and 13<sup>th</sup>. In addition she reported that a gala opening would occur on January 31<sup>st</sup> with tickets available at \$150. She encouraged the board and the audience to attend the free public showcases.

Craig Klein arrived at 7:20 pm.

**Item #001 - Action Item**

Nugent Residence. Ocean Beach JO#42-7120 (Process 2) Coastal Development Permit for the demolition of an existing 570 sf residential unit, and the construction of a new 826 sf one-story residential unit on a 3,497 site that contains one existing residential unit. The project site is located at 4873 Del Monte Avenue in the RM 2-4 zone. Coast Overlay (non-appealable), Coastal Height Limit, Parking Impact, Tandem Parking Overlay Zone, Airport Approach Area, Airport Environs, within the Ocean Beach Precise Plan. Council District 2.

Land use recommended unanimously (8-0-0) to recommend approval of the project and support for any variances needed. Jane Gawronski noted that the owner had attempted to remodel this unit but due to the condition of the single wall construction has to remove more than 50% of the original dwelling. As a result the owner, Judy Nugent, now had to begin a process for new construction. Gawronski also noted that the owner was attempting to preserve the cottage atmosphere.

Tony Kempton noted that variances needed for parking and set backs are part of the permit process.

Tom Gawronski moved and Giovanni Ingiola seconded to recommend approval of the project as presented and to support the parking variance as well as the variance of location of the front entrance and the front setback. Motion passed 9 -0 -0.

### **Item #002 - Action Item**

Krupens Residence. Ocean Beach JO#42-8109 (Process 3) Coastal Development Permit (CDP) and Site Development Permit to amend CDP 11557 to demolish existing two (2) units and construct two (2) units on a 6,000sf site at 1720 Ocean Front Street in the RM 2 – 4 zone. Coastal Overlay (appealable), Airport Influence Area, Airport Approach Area, Tandem parking Overlay Zone, Coastal Height Limit, FAA Part 77, within the Ocean Beach Precise Plan. Council District 2.

Land use recommended approval of the project as submitted with a vote of 8-0-1. Mr. Ron Self, architect, presented the project and responded to questions. He noted that the Geotechnical Report was now complete and the report said that the “cliff was adequately stable for 25 ft. setback.” Self also indicated that the plans are the same as originally submitted when the project was a remodel.

Giovanni Ingiola moved and Bill Bushe seconded to recommend approval of the project as presented. Motion passed 9-0-0.

### **Item #003 - Action Item**

Ocean Beach Planning Board Bylaws. Board members reviewed the previous changes and in addition reviewed changes to Article VIII. Giovanni moved and Jane Gawronski seconded to approve the bylaws as amended with the changes made at the meeting and to include the boundary area map with the bylaws. Motion passed 9 – 0 -0.

Nancy Taylor noted that more specificity was needed to describe our election process. Board members indicated this should be done by the Election Committee. Landry Watson appointed Nancy Taylor as chair of the Election Committee. Jane Gawronski volunteered to serve on the committee with Taylor.

### **Item #004 - Information Items/Regular Business**

#### **Board comments/correspondence**

Landry Watson announced there would be a Neighborhood code Compliance training on January 31, at 6 pm in Claremont. He offered to forward the information to board members.

Giovanni Ingolia distributed a draft of questions for OB residents concerning high priority areas needing attending in OB. Jane Gawronski will ask the OB Town Council to consider including the questions in their newsletter. Landry Watson moved and George Murphy seconded to move forward with the questions. Jane Gawronski volunteered to work on reformatting and submitting them to the OBTC. Motion passed 8-1-0.

Giovanni Ingolia also reported on the most recent COMPAC meeting.

Tom Gawronski and Giovanni Ingolia reported that they attended the hearing at the City Offices concerning the request for a map waiver for 5130 Saratoga Avenue. Both spoke in opposition and said the hearing officer was sympathetic but could find no reason to deny the waiver and recommended approval. Gawronski and Ingolia

indicated the project would next be heard by the Planning Commission and requested Board support to appeal the hearing officer's decision. George Murphy moved and Bill Bushe seconded to appeal the decision. Motion passed 9-0-0. Landry Watson indicated he would file the necessary paperwork on time.

Tom Gawronski reported he was recently elected to the Ocean Beach Historical Society Board of Directors. His particular interest is working on the historical cottages project.

Craig Klein moved and Giovanni Ingolia seconded to adjourn the meeting. Motion passed 9-0-0.

Meeting adjourned at 7:50 pm.

Minutes Respectfully Submitted by: Jane Gawronski for Shane Finneran, Secretary