



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

March 19, 2008 Land Use Subcommittee Meeting Minutes
(approved by the OBPB on April 2, 2008)

- Meeting Date:** Wednesday, March 19, 2008
- Meeting Called to Order:** Michael Taylor called the meeting to order at 6:07pm.
- Board Members Present:** Bill Bushe, Tom Gawronski, Jane Gawronski, Landry Watson, Giovanni Ingolia, Shane Finneran, Michael Taylor, George Murphy
- Agenda Modification:** none

Item 1

Sunset Cliffs Animal Hospital

Ocean Beach JO#42-8998 (Process 3) Coastal Development Permit and Conditional Use Permit to convert existing residential units into a veterinary hospital on a 7,000 sqft site at 4862 Santa Monica Ave in the CC 4-2 Zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, Parking Impact, Residential Tandem Parking, Council District 2.

At least 30 people were present in support of the project.

Project architect Al Didonato presented the project to the Board. He said that 2 of the 4 apartments currently on the property would be converted for use by the animal hospital. He reviewed blueprints, which showed that the building would be extended toward the sidewalk, and that the large tree would remain.

Mr. Didonato said the project would provide 10 parking spots, meeting the City's requirements. Landry Watson asked how the requirement of 10 spots was calculated, and Mr. Didonato said the City arrived based the number on not just the specs of the new building, but on a combination of the specs of the existing building and the specs of the building to be added.

Jane Gawronski said that the articulation of the project seemed to suit the OBPB's preferences for articulation in the front of properties.

One of the veterinarians from Sunset Cliffs Animal Hospital said the business would be moving from its current location at 4741 Point Loma Avenue. She said that the Hospital had 3 parking spots at its Point Loma Avenue location.

Tom Gawronski moved to recommend approval of the project as submitted. Bill Bushe seconded. Motion carried 7-0-0.

Item 2

4844 Coronado Map Waiver

Ocean Beach JO#43-0264 (Process 3) Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create 6 residential condos (under construction) on a 0.24 acre site at 4844 Coronado Ave in the RM 1-1 Zone within the OB Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence, FAA Part 77, Parking Impact, Residential Tandem Parking. Council District 2.

A representative of the project explained that it involved the conversion to condominiums of 6 residential units, which are spread across three lots. The 6 units include 4 two-bedroom units and 2 one-bedroom units. The project is in the RM2-4 zone.

Giovanni Ingolia moved to recommend approval of the project as submitted. Jane Gawronski seconded. Motion carried 7-0-0.

Meeting adjourned by consensus at 7:10pm.

Minutes Respectfully Submitted by: Shane Finneran, Secretary