

OCEAN BEACH PLANNING BOARD

GENERAL MEETING AGENDA

Wednesday, June 4, 2008 - 6:00 p.m.

Ocean Beach Recreation Center - 4726 Santa Monica Ave., Ocean Beach 92107

Call to order at 6:03 by Landry Watson

- **Quorum/Introductions**- Ronson Shamoun, Nancy Taylor, Amanda Lopez, Giovanni Ingolia (arrived at 6:30), Landry Watson, Seth Connolly, Craig Klein, George Murphy, Bill Bushe, Tom Gawronski, Jane Gawronski and Brittany Taylor.
- **Agenda modifications and approval**- Motion for approval by Jane Gawronski, approved 9-0-0
- **Approve previous meeting minutes**- April 2nd Minutes Nancy Taylor motioned to approve with necessary changes, approved 11-0-0

May 7th Minutes Nancy Taylor motioned to approve with addition of attendance, approved 11-0-0

May 21st Minutes Ron Shamoun motioned to approve, motion passed 7-0-4. Tom, Jane, Craig and Brittany abstained due to absence.

Public Non-Agenda Comment (Comment should not involve items already on agenda)

-Please limit comments to one minute

Sheila Hardin introduced Jeff Graham who discussed the new civic center complex. Landry asked why the builders wouldn't strive for a Platinum LEED certification. #1 reason was because of cost. Tom is concerned with the city building in the most expensive real estate in the city.

Item #001 – Information Item-ITEM REMOVED, NO ONE PRESENT TO DISCUSS

Water Group Job 3010 Presentation. An informational presentation by the City of SD Engineering & Capital Projects Department about water infrastructure upgrades in the Ocean Beach area.

6:31 Item #002 – Information Item

Pedicab Regulations. An informational presentation by the City of SD Traffic Engineering about proposed regulations on Pedicab services.

Presented by Brad Jacobson. Concern is that there are too many operating in downtown. Thinking about capping the amount of operators allowed downtown, this decision would impact 5 communities and Ocean Beach would be one of them. He was asking for the board to review the handouts and to lend support either for or against. He mentioned that the cabs wouldn't be allowed on Newport; however, the board raised concerns that the main area that would need the pedicabs would be on Newport. Jane also mentioned Rob Field for events. Landry requested a sub-committee be formed, Craig and Ron volunteered.

6:35 Item #003 – Action Item

Nolen Residence. Ocean Beach JO#43-0051 (Process2) Coastal Development Permit to demolish existing residence and construct 2 for-rent residential units on a 7,000 sqft site at 4677 Niagra 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.

Presented by Craig Frehoff. Review of plans that were presented on May 21st. Giovanni asked about historical feedback.

Ron- Concerned that they just “squeaked” by with FAR

Amanda- felt the project was maxing out the square footage on the property. Pushing bulk and scale.

Tom- 1 of 25 original cottages in OB. He is ok with the back building. Historical society and Precise plan are against the demolition of front structure.

Seth- Concern with scale, intensity and historical significance, but believes this is “density done right”

Craig- Keep historical character and incorporate it into a new front house.

Bill- Maintain the image and historical significance.

George- Bulk and scale

Brittany- historical preservation

Jane- 3 points: issue to preserve neighborhood atmosphere, respect owner use of property but look at how it can be better used, meets the legal requirements of the city but not supportive of OB requirements.

Giovanni motioned to deny as presented based on bulk and scale and historical concerns and the project is inconsistent with the Ocean Beach Precise Plan.

Motion to deny approval 11-1-0

7:15 Item #004 – Action Item

Joseph Residence. Ocean Beach JO#42-8681. (Process3) Coastal Development Permit for a 731 sqft second story addition to an existing dwelling unit on a 3,500 sqft site with an existing 475 sqft one-story dwelling unit and a detached garage. The property is located at 4840 Pescadero Avenue in the RM 2-4 Zone within the Ocean Beach Community Plan, Coastal OZ (appealable), Coastal Height Limit, Airport Influence Area, FAA Part 77, First Public Right of Way, Residential Tandem Parking OZ, Council District 2.

New documents were presented by architect to remove existing garage and provide 4 tandem parking spots. Board members were concerned because the new parking didn’t provide and “enclosed” parking structure which many interpreted to mean a garage like structure. And that 1 of 2 spaces must be enclosed. Gio wants to know if this is in compliance with code.

Landry- in support of applicant. They live and work in OB and they have taken necessary steps to properly park the property. Looking to get an approval of a parking variance.

Jane- doesn’t support use of property, concerned with bedroom vs an office. Perspective of enclosed is for a garage.

Brittany motioned to approve as newly presented to board with drawings dated June 4, 2008 and conditional to meeting parking requirements. Craig seconded. Jane mentioned that the city hasn’t seen this plan and doesn’t think that we should be approving something that the city hasn’t signed off on.

Motion passed 10-2-0

7:35 Item #006 – Action Item

Kim Mixed Use. Ocean Beach JO#43-0370 (Process 2) Coastal Development Permit to construct 2 residential for rent units on a 7,000 SF site with an existing medical office building at 4851 Santa Monica Ave in the CC 4-2 Zone within the Ocean Beach Community Plan, Coastal Overlay (nonappealable), Coastal Height Limit, Airport Influence Area, FAA Part 77, Parking Impact OZ, Residential Tandem Parking OZ, Council District 2.

Landry doesn't like the fence out front, but supports CDC.

Bill motioned to approve project as presented. Jane seconded.

Motion passed 12-0-0

7:50 Item #005 – Action Item Moved to present last since no one was present

Cape May TM. Ocean Beach JO#42-7594 (Process4) Tentative Map and under groudng overhead utilities waiver to convert 5 existing residential units to condominiums on a 0.19 acre site at 5104 Cape May Ave in the RM 2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone, Coastal Height Limit, Airport Influence Area, Airport Approach, FAA Part 77, Parking Impact Overlay Zone, Residential Tandem Parking OZ, Council Dist 2.

Comment was sent by the owner that it wasn't economically sound to make any improvements to the units. Craig motioned to deny approval of project as presented due to no building improvement plans and feels it is under parked. Seconded by Gio.

Motion to deny approval passed 12-0-0

Meeting adjourned at 7:58.