

OCEAN BEACH PLANNING BOARD  
PROJECT REVIEW COMMITTEE AGENDA (Approved)

Wednesday, June 18th, 2008 - 6:00 p.m.

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

**6:15 pm Call to order by Giovanni**

- Quorum/Introductions Members present: Ronson Shamoun, Nancy Taylor, Amanda Lopez, Giovanni Ingolia, Landry Watson, Seth Connolly, Craig Klein, Gill Bushe, Tom Gawronski, Jane Gawronski, Michael Taylor
- Agenda modifications and approval: Landry motioned to approve the agenda with the modification to remove item 1. Jane Seconded. Approved 9-0-0

**6:20 pm Item #001 – Action Item Deleted due to no cycle review.**

*O’Bistro Restaurant. Ocean Beach JO#43-0961 (Process 2) Coastal Development Permit for an additional 400 SF outdoor dining area for an existing restaurant on a .22 acre site at 4934 Voltaire Street in the CC 4-2 Zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Influence Area, FAA Part 77, Parking Impact OZ, Residential Tandem Parking, Council District 2.*

**6:20 pm Item #002 – Action Item**

*Ocean Park Villas. Ocean Beach JO#42-8627. (Process 5) Tentative Map and Public Right of Way Vacation to vacate a portion of an alley to create 12 residential condominium units on a 0.40 acre site at 5113 Saratoga Avenue in the RM 2-4 Zone within the Ocean Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking OZ, Airport Influence Area, FAA Part 77, Council District 2.*

Presented by Steve Lombardi. They are looking for the support of the board of the vacation of the alley adjacent to the property. The owner wants to put 12 units on the property.

Approximately 1000 sqf, 2 bedroom units with underground parking accessible from Saratoga, frontal facade broken up, unlike surrounding buildings, with garden/cottage style apartments. His argument is that vacating of the alley will increase park area and public views.

West elevation all windows. 25’6” but with rooftop deck height of 29’6”. 27 underground parking spaces.

Tom thinks the reason is to increase the FAR to build more units. Without being granted the vacation of the alley, owner would only be allowed 10 units. Vacation of the alley would transfer public property to private use. The board inquired what amount of money they were going to pay the city for use of the land.

Open to public comment:

Mark Elliot and Julie Klein spoke in favor of the project.

Board comment:

Craig-has an issue of transfer of public property to private use without compensation.

Bill- Is it going to be true public access and who will maintain it?

Jane- Well suited project, but opposed to gift of public property for private use.

Landry- Cycle reviews that were presented are based on 11 units not 12. What portion of alley vacation will be given to the community? Is the architect aiming for a LEED rating? If so, what? Thinks this will be a wonderful project at 10 units.

Tom- Thinks this project is irrelevant to public access; no increased public views, over 29' height will block public view. Bulk and scale is against the precise plan. Thinks access to parking should be from alley. Disapproves of project.

Giovanni- Wants to know what LEED rating they are seeking? Disapprove of vacation of public land vs. private.

**Motion of Order-** Presented 12 units but cycle reviews and tentative map shows only 11.

**Motion-** Tom recommends denial to full board based on inadequate compensation for vacancy of alley, entry to parking from Saratoga versus the alley, bulk and scale, lack of increase of coastal views.

Landry Seconded. Motion passed 7-2-1. Ron abstained for late arrival. Craig and Nancy opposed due to wording of motion. Will present at July 2<sup>nd</sup> meeting to full board and they will make final recommendation to city.

Craig motioned to adjourn, Jane seconded. Adjourned at 7:25.

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