

OCEAN BEACH PLANNING BOARD  
PROJECT REVIEW COMMITTEE AGENDA

Approved

Wednesday, May 21st, 2008 - 6:00 p.m.

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

6:05pm **Call to order** by Giovanni Ingolia

- Quorum/Introductions

Members in attendance: Ronson Shamoun, Amanda Lopez, Giovanni Ingolia, Landry Watson, Seth Connolly, George Murphy, Bill Bushe

- Agenda approved as presented. Passed 7-0-0

6:10pm **Item #001 – 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.*

Architect presented the project on Pescadero Ave. Front of house faces Pescadero and back of house is on the alley side. There will be an office added to the second story but both owner and architect claim it isn't going to be used as a bedroom. The room will have no door and there isn't a closet in the room either. There are currently 3 structures on the property; a front house, a back house and a detached garage. Current cycle review says that there isn't adequate parking; however, the architect claims that the city gave him approval via email. The board agreed that they would like to see that email before making a decision.

Seth Connolly voiced his concern with the future conversion of the "office" into a bedroom. Landry Watson was also concerned that approval of the project as currently presented would be increasing the non-conformity of an already non-conforming building. He would like to see how the city came up with calculations of current parking, if it was indeed approved by the city. Bill Bushe had concerns with consistency and doesn't justify approving one project over another based on the same criterion. George Murphy mentioned the demolition of the existing garage in order to get 4 legal parking spots. The owner says that they were open to explore that option, but that they were told that because the smaller unit was built in 1957 the parking requirement was grandfathered in. The board agreed that they were in support of the owner, but that lack of parking was the #1 concern.

**Motion:** Landry recommended to not approve as presented to general board on issues of parking. George seconded the motion. Passed 7-0-0. Will be presented at June 4th meeting.

6:30 **Item #002 – 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.*

Project presented by Craig Frehoff. House was originally built in 1912 but it was determined not to be a historical property by the city. Owners plan to completely demolish existing structure in order to build 2 new units. Between the 2 units there will be a total of 9 bedrooms. City requires 2.25 per residence for a total of 4.5. The new units will provide 5 parking spaces, therefore meeting the parking requirements. Giovanni mentioned that the cycle review points out the issue of historical significance and that the city determined not historical because of replaced windows. The board requested something in writing in regards to the properties non-historic standing. There were conflicting measurements in regards to the FAR. One report showed them over with .96 FAR, where the architect shows a calculated FAR of .78. It was explained that the basement shouldn't have been included in the calculation because the pre-existing grade wasn't more than 5 feet. Landry wants evidence that the FAR was approved not counting the basement slab. Chapter 13 113.02.34, paragraph A, sub section 2B is the exemption for grade calculation. Bill Bushe has a hard time voting for a demolition of a 1912 structure.

**Motion:** To recommend approval with clarification of parking, historical status and FAR. Seconded by Ronson Shamoun. Passed 6-1-0 for recommendation of full board.

**6:50 Item #003 – 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.*

Project was presented by Brandon Denson. Currently building is a dental lab. Looking to add 2, 1 bedroom residential units. There are 7 parking spaces on premises. 4 spaces for commercial use and 3 for residential. Board was concerned that if the front unit was ever turned into a residential unit would the location still provide enough parking spaces. There was no cycle issue presented. Landry encouraged small, local business.

**Motion:** Bill motioned to approve project as presented. Seth seconded. Motion passed 7-0-0

**7:10 Item #004 – Action Item**

**Cape May TM.** *Ocean Beach JO#42-7594 (Process4) Tentative Map and under grounding 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.*

Project presented by Dean Lay. Background history of property was presented. In 1987 waiver was approved to sell units as condominiums; however, the owner at the time didn't move forward with the conversion and waiver expired. Current owner wanted the board to base the new construction on the 1987 date. Board agreed that we would base the new development on the current dates and not 1987 since no action was taken at that time. There are 5 units and only 10 parking spaces at present time. The board wanted to know if the owner had any intent to improve the building for new tenants. How would they "green" it? Any new upgrades? Windows? Electrical? Plumbing? Roof? This structure is currently under parked and would continue to be so. There are 13 required parking spaces and only 10 are provided at present time.

**Motion:** Landry motioned to deny the tentative map as presented today for reasons of no green upgrades and lack of adequate parking. Bill seconded the motion. Passed 7-0-0

7:45 Adjourn

For questions on this agenda please contact:  
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