

OCEAN BEACH PLANNING BOARD
PROJECT REVIEW COMMITTEE AGENDA
Approved Minutes

Wednesday, July 16th, 2008 - 6:30 p.m.

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

6:33pm Call to order

- Quorum/Introductions

Board Members Present: Ronson Shamoun, Nancy Taylor, Mandy Lopez, Landry Watson, Seth Connolly, George Murphy, Bill Bushe, Tom Gawronski, Jane Gawronski

- Agenda modifications and approval- Landry motion to approve with the change of 6:30 start time, Jane seconded. Approved 10-0-0

6:35 pm Item #001 – Action Item

Turk Residence

Ocean Beach JO#43-0269 (Process2) Coastal Development Permit for a 992 SF single family residence over an existing garage on a 6,200 SF site with an existing single family residence at 4656 Orchard in the RM 1-1 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (nonappealable), Coastal Height Limit OZ, Airport Influence Area, FAA Part 77, Parking Impact OZ, Council District 2.

Ron Lyons presented. City made a mistake, this area isn't in the parking impact zone. FAR is .75 which is within limits. Existing front house will be unchanged. Front house height is 23 ft, proposed height of new structure of 20'4". Property requires 2 parking spots per unit and owner will provide 4 meeting the parking requirements. Jane Motioned to approve project and Mandy seconded. However; plans that were submitted to the board hadn't been approved by the city, therefore, Jane and Mandy withdrew motion based on unsubmitted plans without city's approval. Landry discussed the process that applicant needed to take. City says they need to clear the scoop and that they weren't able to calculate the FAR.

Jane motioned to table project based on clarification from the city, particularly calculated FAR. Bill 2nd. Motion passed 10-0-0

7:00 pm Item #002 – Action Item

Woodruff Residence

Ocean Beach JO#43-0376 (Process3) Variance to reduce the required setbacks and increase the maximum floor area ratio for a 740SF addition to an existing single family residence on a 2,350SF site at 1846 Cable St in the RM 2-4 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, Council District 2.

Chuck Woodruff (owner) presented. Built in 1930s. Wants to keep the footprint, but build up. He thinks it will increase the beach charm. Wants to add 2nd floor and 3rd story roof top deck.

Wayne Rizzo is the project consultant. Project is asking for an FAR variance. 1200 sq. ft allowed vs. 1624 proposed. This property is already non-conforming since they don't have required parking.

Board comments:

Seth- wants to know why each variance is necessary. All the small things add up to a bigger problem.

Bill- variances should be given in extreme circumstances. Doesn't want to set a precedent.

Jane- thinks project can be done with less variances

George- concerned with height

Landry- job of the board to protect the community plan

Nancy, Tom and Giovanni: can't support with FAR variance.

Motion- Tom recommended denial based on FAR, parking and bulk and scale. Landry 2nd. Motion approved 9-0-1. Ron abstained because he knows the family.

7:30 pm Item #003 – Action Item

Del Mar Map Waiver

Ocean Beach JO#43-0905 (Process3) Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities to create 3 residential condos (under construction) on a 0.16 acre site at 4916 Del Mar Ave in the RM 2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Airport Influence Area, FAA Part 77, Parking Impact OZ, First Public Roadway, Residential Tandem Parking, Council District 2.

Presented by Richard Ojeda

Construction is complete. Tom pointed out the board approved this project previously. Landry encouraged the owner to use green materials and fixtures in future buildings.

Motion- Tom moved to approve as submitted. Nancy 2nd. Approved 10-0-0.

7:45 Mandy motioned to adjourn, Seth 2nd. Projects will be heard at Aug. 6th meeting.

For questions on this agenda please contact:

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