

April 2, 2008 Planning Board Meeting Minutes Approved

Meeting Date: April 2, 2008

Meeting Called to Order: Landry Watson called meeting to order at 6pm

Board Members Present: Bill Bushe, Tom Gawronski, Landry Watson, Shane Finneran, Giovanni Ingolia, Nancy Taylor, Craig Klein, Jane Gawronski, Amanda Lopez

Minutes of General Meeting of March 5, 2008

Craig Klein moved to approve, Jane Gawronski seconded. Vote 4-0-2 (Jane and Amanda abstained due to non-attendance)

Minutes of Land Use Meeting March 29, 2008

Jane Gawronski moved to approve, Bill Bushe seconded. Vote 3-0-3

Agenda was approved unanimously

Michael Taylor arrived at 6:15pm

Shane, Giovanni and Tom were asked to excuse themselves from the board until election results could be approved.

Public Comment (Non-Agenda Items)

Sheila Hardin, CCDC, announced an open house with the Predisent of CCDC on April 4, a design guidelines meeting on April 8, a ball park project meeting on April 14 and reminded everyone of the free downtown bus tours on the first and third Saturdays.

Item #001 – Action Item

Certification of Election Results – Report of results from Election Committee Chair

Nancy Taylor read the election results and they are as follows...

District 1 vacancy was filled by Ronson Shamoun

District 2 vacancy was not filled

District 3 vacancy was filled by Giovanni Ingolia

District 4 vacancy was filled by Seth Connolly

District 6 vacancy was filled by Tom Gawronski

District 7 vacancies were filled by Michael Taylor and Brittany Taylor by appointment

Before election results were approved there was a written complaint from Steve Mallory that needed to be addressed. Complaint was dated March 18th and was received March 21st. Mr. Mallory felt that the election procedures were unfair and they lacked consistency therefore giving them an unfair advantage. Other issues of concern were that he wasn't informed who the other candidates were that were running in the same district as himself and that proper identification wasn't provided at time of casting votes.

Landry addressed all members of the board whom all gave their opinions on the complaints.

Bill Bushe who was present on the day of election defended that proper ID wasn't provide yet individuals were allowed to vote. He stated that only after himself or Craig Klein could verify that they personally knew the person and their residence or place of business were they allowed to vote. There were certain individuals that were turned away because it couldn't be verified.

Amanda and Jane agreed that procedure should be followed and everyone, regardless of who they are, need to show proper identification in the future.

Board agreed that they were overall satisfied on how the election proceedings occurred and voted to let the results remain.

Boarded unanimously voted to approve the election results and newly elected and re-elected members took their seats on the board.

**ITEM #002—Action Item
Appointment Candidates**

District 7 vacancy was filled by Brittany Taylor

Board voted unanimously to approve appointment candidate and she took her seat on the board.

**ITEM #003—Action Item
Election of Officers**

Chairman—Landry Watson
Vice-Chairman—Giovanni Ingolia
Recording Secretary—Amanda Lopez
Treasurer—Jane Gawronski

ITEM #004—Action Item

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 lot 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

Previous motion to approve project. There was strong public support for this project. There was no one in opposition.

Project architect Al Didonato presented the project and addressed questions regarding parking issues and waste water removal. In regards to parking, they will provide 10 parking spots, which is adequate according to the city. This was calculated using old plans that Mr. Didonato found and were approved by the city. Mike Taylor was concerned about there being adequate parking as well as Seth Connolly. Giovanni felt parking wouldn't be impacted since operating hours are from 8am-5:30 pm when parking isn't at a premium. An unknown audience member pointed out that the medical facility across the street offers off street parking for a small fee as well. Craig Klein also pointed out that not many clients stay for over 1 hour. Landry was previously concerned with the parking situation, but if city is ok with 10 then so is he. He is also in support of small businesses in Ocean Beach.

He reviewed blueprints that show 2 of the 4 existing apartments will be converted for animal hospital use. The new design of the building will be in respect to the surroundings and cohesive to the general feel of Ocean Beach. Existing large tree that is on property will stay.

Jane Gawronski moved to approve the project as submitted. Craig Klein seconded the motion.

Motion passed 10-0-2

ITEM #005—Action Item

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 2-4 Zone within the OP Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence, FAA Part77, Parking Impact, Residential Tandem Parking. Council District 2.*

At the Oct. 18th meeting this was approved by the board. Project is currently under construction and there was just one person in the audience that raised question about adequate parking. This project is providing 13 off street parking spots for its' residents, so there will be no impact on parking to the surrounding neighbors.

Mike Taylor moved to approve the project as submitted. Giovanni Ingolia seconded the motion.

Motion passed 8-0-4

ITEM #006—Information Items/Regular Business – Board

Comments/correspondence

There was no Mission Bay report.

Compact was dark.

Shane will remain on the Airport Noise Committee

Landry reported that the by-laws are close to being approved by the city attorney.

OBPB received \$500 from the Christmas Tree Surplus Fund which was presented from the Town Council. This led us to the Treasury report which as of Feb. 29th was \$659.

With Town Council check balance will be \$1159.

Landry is open for suggestions on use of current funds. It was recommended that we get name plates for each member.

Ron said he would get one of his friends to donate a light that could be used to time speakers so that we aren't having to abruptly cut them off.

Precise Plan- Bill, Gio and Landry attended Feb. meeting. City has approved and City Planning Dept is ready to re-engage in pending issues and start regular meetings.

Meetings will be held @ dog wash but will be moved to the afternoon. Landry will chair this committee. Ron Shamoun volunteered to co-chair.

Gio received about 30 questionnaires back.

Appeals committee—project at 5130 Saratoga

City claimed there was a loop hole that the building contractor used and that the OBPB didn't have a case.

Goettge Residence is moving forward with his appeal. We moved to deny approval because of lack of articulation.

CPC Report—They will be adding a Transportation Committee.

Historical Resource Committee—The Mills Act will be changing and Landry wants to put an action item on the agenda to discuss.

Education & Training Committee—Propose a “Welcome Night” before next general meeting.

Bill Bushe motioned to adjourn at 7:55.