

**MEETING CALLED TO ORDER**

**MEMBERS PRESENT (MARKED WITH “X”)**

X 1	Dan Dennison	X 3	Blake Herrschaft	X 6	John Ambert <b>(Chair)</b>
1	[VACANT]	X 4	Craig Klein	X 6	Tom Gawronski
2	[VACANT]	X 4	Andrew Waltz	X 7	Valerie Paz
X 2	Nanci Kelly	X 5	Jane Gawronski	X 7	Georgia Sparkman
X 3	Pete Ruscitti <i>(arrived 6:32pm)</i>	5	[VACANT]	<i>Numbers indicate district</i>	

**AGENDA MODIFICATIONS & APPROVAL**

- Motion from Tom to approve the agenda, seconded by Jane.
  - **Motion passes, 6-0-1.**

**MINUTES MODIFICATIONS & APPROVAL**

- November 4, 2015 General Meeting: Nanci and Craig requested correction noting that the OB Town Council has received information regarding the beach cameras but had not specifically requested the cameras.
  - Motion from Dan to approve the 11/4/2015 minutes, seconded by Jane.
    - **Motion passes, 8-0-0.**
- December 2, 2015 General Meeting: No changes.
  - Motion from Jane to approve the 12/2/2015 minutes, seconded by Dan.
    - **Motion passes, 9-0-0.**

**TREASURER’S REPORT**

- Bank balance is \$354.
- John recommended the next treasurer work on grant money to help defray costs.

**CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR**

- Hoping to fund Ocean Beach Library through feasibility study (\$100,000). Also looking for design money (\$600k for two years).
- \$2.5 million to redo circuits on streetlights.
- Drainage study and hillside improvement on Sunset Cliffs Park.
- Met with lifeguard chief for San Diego and top priority is a new employee for permitting and administrative work.
- OB Community Plan was recently passed. Coastal Commission still has to approve photos.
- Conrad needs input by Friday for signage on the new beach cameras in OB. Must be simple and easy to read and follow size regulations. There will be one sign per camera.
- Infrastructure-focused City Charter amendment will be discussed next Tuesday to dedicate ½ of future revenue growth to infrastructure and deferred maintenance.
- Enterprise asset management system is coming online shortly to deal with facilities conditions index, estimates of future infrastructure costs, and maintenance schedules.
- Short Term Vacation Rentals (STVRs) – Late March, Early April is the planned date for City Council consideration. See updated memo from Zapf’s office for more information.

## INFORMATION #1: JOHN BEAUDRY – INTROUCTION TO GREEN ROOFS

- John Beaudry discussed the benefits of “green roof” programs to the environment and public health. He noted several successful projects around the country and encouraged establishments of a similar program in San Diego.

## NON-AGENDA PUBLIC COMMENT

- *John Horst* – Running for U.S. Congress CA-52 District. Former Chair of Mira Mesa community planning group. Promoted idea for new federal program providing grants to update community plans featuring environmental innovations.
- *Doug* – Expressed opposition to STVRs due to the reduction of permanent housing stock. Mentioned postcard-based system to submit comments on the issue.
- *Judy Perry* – Expressed concern for large new developments replacing smaller homes. Lives in Peninsula Community but across the street from Ocean Beach.
- *Silvia* – Expressed concern for the width of new sidewalk dining areas installed at The Joint and OB Brewery. Several public and Board members shared concerns. Pete noted a recent code change made the permits easier to achieve to encourage more sidewalk dining.
- *(Name Undisclosed)* – Expressed concern for airplane noise and encouraged flight paths farther to the north.
- *(Name Undisclosed)* – Expressed support for more “green bin” (greenery waste) service in Ocean Beach.

## INFORMATION ITEM #2: OB SKATE PARK RULE CHANGES

- *Mike Parenti* – Voiced concern for the rule disallowing BMX bikes at the OB Skate Park and other City skate parks.
  - Noted recent state law AB 1146 added all non-motorized wheeled devices (such as BMX bikes) to the “hazardous recreational vehicles activities list,” which expanded liability protection for cities so they may allow BMX bikes in skate parks.
- Craig and a member of the public voiced concern for injuries that may result from allowing BMX bikes in skate parks.

## INFORMATION ITEM #3: OB COMMUNITY PLAN UPDATE

- John noted that the new OB Community Plan is now officially in effect. He praised the efforts of all community members who helped in the process.
- Dan expressed concern for lack of community input over development decisions. Several Board members and John Horst (member of public) shared these concerns.

## INFORMATION ITEM #4: INFRASTRUCTURE UPDATE

- John summarized the status of recent crosswalk projects requested by the Board:
  - 3 of 5 have been completed: Abbott St & Santa Monica Ave; Voltaire St & Cable St.
  - Still remaining: Sunset Cliffs & Point Loma Ave; Newport Ave & Abbott St.
- John also said new stop signs are proposed on Bacon St at Niagara Ave.
  - Member of public – expressed concern that existing laws on speeding, stops signs, etc. are not being enforced, and this is where funding should go.

## INFORMATION ITEM #5: BYLAWS UPDATE

- Pete provided a brief update on the City’s approval of new Board bylaws.

## ACTION ITEM #1: 2016 ELECTION ANNOUNCEMENT AND COMMITTEE APPOINTMENT

- John and Pete explained the new election procedures as adopted in the bylaws, including:
  - Election will be held 4-7pm on the day of the March general meeting (this year on March 3), then the Board will meet 7-8pm.
  - Candidate deadline to be on published ballot is today (February 3, 2016). However, write-in candidates may submit applications up to 48 hours prior to the election.
- Georgia and Andrew volunteered to serve on the Election Committee.
- Motion from Pete to appoint Georgia & Andrew to Election Committee, seconded by Valerie.
  - **Motion passes, 11-0-0.**
- Member of the public suggested soliciting statements from candidates and distributing prior to the election and on election day.

## ACTION ITEM #2: 1764 BACON STREET – PTS # 427072

- A Tentative Map (TM) and Coastal Development Permit (CDP) to demolish an existing residence and detached garage and to construct two detached single dwelling units; Unit A, a 1,736 square-foot two-story over basement dwelling unit, and Unit B, a 1,864 square-foot two-story over basement dwelling unit. The 0.08-acre site is located at 1764 Bacon Street in the RM-2-4 zone of the OB Community Plan, Coastal (Appealable) Overlay zone.
- *Krishna J Bhakta (Property Owner)* – Chose to build 2 units primarily to use the proceeds from selling one unit to fund the project. Intend to live in the second unit.
- *Abhay Schweitzer (Architect)* – Briefly described project as summarized above, noting that its floor area ratio (FAR) is 0.69.
- Would you consider a deed restriction to limit the house from being a STVR in the future? “Residents say yes we would consider a deed restriction for STVRs.”
- Sustainability: R-15 on the walls. We are not even close yet for the building permit and Title 24. Roof is white thermoplastic polyolefin (TPO).

### Board Comments:

- Georgia: The OB Community Plan’s Urban Design Element (Sections 4.1-4.2) calls for:
  - Avoid large uninterrupted blank surfaces.
  - Small scale character of established neighborhoods / human scale.
  - Multi-family form of courtyard or garden-type, stay in keeping with dominant small scale character.
  - New residential should take design cues from historic small scale character.
  - Buildings should reflect the prevalent pattern & rhythm of spacing between structures & bulk & scale of surrounding neighborhood’s character.
- Jane, John, Georgia, Craig, and Andrew: Echoed Georgia’s remarks on inconsistency with Community Plan.
- Dan: Would like to see a softer feel.
- Tom: It’s another one of these places that without more articulation looks like a prison.
- Valerie: Main issue is with the sterile façade.
- John: Concerned that if we vote right now it will end with a “no” vote, and I recommend you come back to a special project review committee meeting in 15 days just for your project and make some edits to the façade in line with our requests.

## ADJOURNED