

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: May 4, 2016

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MEETING CALLED TO ORDER

6:03PM

MEMBERS PRESENT (MARKED WITH "X")

X 1 Marissa Spata	X 3 Blake Herrschaft (Vice Chair)	X 6 John Ambert (Chair)
X 1 Vivian McCardle	X 4 Craig Klein (Treasurer)	X 6 Tom Gawronski
X 2 Nanci Kelly	4 Andrew Waltz	X 7 Georgia Sparkman
X 2 William Corwin	X 5 Jane Gawronski	7 [VACANT]
3 Pete Ruscitti	5 [VACANT]	<i>Numbers indicate district</i>

AGENDA MODIFICATIONS & APPROVAL

- Motion to approve May 4, 2016 Agenda (Motion to approve: 1st Craig, 2nd Blake)
 - **Motion passes, 8-0-0**

MINUTES MODIFICATIONS & APPROVAL

- April 6 General Meeting
 - No modifications made (Motion to approve: 1st Craig, 2nd Blake)
 - **Motion passes, 8-0-0**

TREASURES REPORT (Craig Klien)

- Bank balance \$342.93

CITY COUNCILMEMBER LORIE ZAPF DISTRICT 2 REPORT – CONRAD WARE

- Ware provided Memo from Councilmember Zapf on roundabout installation
- City of San Diego releases 2016 Budget: \$1.3 Billion
- OB library expansion update
 - There may be a second assessment/feasibility study for its proposed expanded use
 - Zapf is working to allocate \$100-200K for library expansion feasibility study update
 - Funding allocation decision will be late May 2016
 - Feasibility study (for design alternatives) is est. to take 8-10 months
 - The City proposes to use the existing library annex, not perform the full retrofit as currently proposed
 - No construction can start until FY 2018
- Zapf's office advocated for and received funding for full time electrician
 - \$1.4M for OB electrical/street lighting circuit retrofit
- Newport Ave will be repaved; start date is estimated for June or "early Summer."
- John Ambert awarded during Volunteer Appreciation Event on Saturday, April xx
- The City will be hiring lifeguards:
 - 1 lifeguard will be permanently stationed at Sunset Cliffs starting in late Spring/early Summer (full-time during summer, part-time during other seasons)
- OB beach cameras will have signage within one month (est. June 2016)
- Projects that are still on waterfall list for funding:
 - Lifeguard is the highest rated Capital Improvemnet Project (CIP) on the City's list (priority rating 79 out of 100)
- Request from public attendee to Ware: Resulting from a recent tree removal, the public wished to have the Urban Forestry Department partner with the City to demonstrate proper tree maintenance/removal techniques

- Ware's response: The City has hired an urban forester to monitor and implement CAP arbor (tree-planting) activities

CONGRESSMAN SCOTT PETERS OFFICER – BRAIN ELLIOTT

- National defense organization (Department of Defense "DoD") proposed to take renewable energy project funding out of the military's budget.
 - Rep. Peters office worked to ensure that this project funding was not removed from the DoD facilities budget.
- Homelessness funding – Rep. Peters office is revisiting the comment period for national funding allocation to help San Diego advocate why the region needs this funding based on our large homeless population. Comment period re-opens on June 21, 2016. The open comment period will:
 - Reassessment of the "formula" that allocates how national funding is allocated
 - Note and highlight existing program successes

CALIFORNIA ASSEMBLY SPEAKER EMERITUS TONI ATKINS DISTRICT REPORT – VICTOR BROWN

- Brown announced the Standown Program sock drive for homeless veterans May 15-June 15. Donation boxes will be available at various venues, visit website:
<http://asmdc.org/members/a78/news-room/district-reports/may-2016-enews#7>
- Affordable Housing funding allocated

NON-AGENDA PUBLIC COMMENT

- Frank Gormile – 40 years ago, May 4, OB Planning Board was established

APPOINTMENT OF NEW BOARD MEMBERS

- Vivian McCardle –appointed to OBPB District 1 for a one-year term.
 - Motion to approve: 1st Marissa, 2nd Blake
 - **Motion passes, 8-0-0**
- William Corwin–appointed to OBPB District 2 for a one-year term.
 - Motion to approve: 1st Craig, 2nd Nancy
 - **Motion passes, 8-0-0**

INFORMATION ITEM #1 OCEAN BEACH COMMUNITY PLAN

- CSD Principal Planner Brian Schoenfisch presented the final version of the Ocean Beach Community Plan and provided printed copies to the Board.
 - One copy will be donated to the OB Library.
- Introduced assign Community Planner Sara Toma
- Sara (as the City's liaison) will attend meetings quarterly and as needed

ACTION ITEM #1: 1764 BACON STREET – PTS #427072

- Applicants originally presented plan at the February 3, 2016 General Meeting
- Previous design rendering presentation:
 - 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.
 - Board Comment: “Would you consider a deed restriction to limit the house from being a STVR in the future?” Residents stated, “Yes, we would consider a deed restriction for STVRs.”
 - Sustainability features: R-15 insulation in the walls; remaining Title 24, Part 6 (Energy Code) features are not yet identified – will be when they go through Building Division review. Roof is white thermoplastic polyolefin (TPO).
- May 4 General Meeting
 - Applicants returned to re-presented design modifications after having an opportunity to review the OB Community Plan
 - 2 units: 2 b/2ba each
 - 1 owner occupied, 1 to be sold to
 - Demolition of current property that is currently condemned

 - Modifications presented at May 4, 2016 General Meeting
 - Maintain and enhance neighborhood: The project will enhance the neighborhood because it will replace an existing condemned structure on the site
 - Change in materials to address comments about reflective glass
 - Not modifying grade of underground
 - Stormwater BMPs: filter water through landscape percolation (slope is appropriate according to City geotechnical engineer), & infiltration zone
 - Designed at 34% landscaped surface (City max is 50%)
 - Structure height limit is 2 ¾ inches below mandated City height limit

Board Comments:

- Craig Kline requested the architect to address the specific changes that have been made
- John Ambert requested that specific stormwater management improvements need to be identified
 - John raised concern that stormwater mitigation was not being documented in a standard submittal document or report. Architect supplied proper documentation after this request which satisfied Ambert’s questions.
- Georgia Sparkman requested updated City comments to see if all design issues have been cleared by City staff. Updated City review document was provided by project architect demonstrating that all issues have been cleared.
- Blake Herrschaft asked if (1) renewables & (2) EV charging stations were being considered
- Kline presented additional articulation opportunities that can be incorporated into building design.

Community Comments:

- Height of building is a concern.
- Underground parking is a concern

Motion to approve project: 1st Jane, 2nd Craig

Motion passes 8-1-1

- Blake opposed: stated that the section 4.1.7 of the Community Plan states to avoid large areas of large interrupted surfaces and that this project does not meet those guidelines.
- William abstained: stated he was too new to board and project to vote

ACTION ITEM #2 2150 ABBOTT STREET CONDOS CDP + MAP WAIVER – PTS #384058

- Proposed project is a 6,636 sq. ft. 4-unit multi-family dwelling.
- Floor Area Ratio as proposed is 0.88.
 - If garage doors are removed from underground parking then a deviation can be applied that would bring the FAR below the mandatory 0.7.
- Board is considering an allowable deviation below the FAR by 10%.

Major revisions proposed at May 4, 2016 General Meeting:

- Adherence to City green building policy
- Pursuing LEED Platinum Certification
- Rooftop PV proposed (1500 sq. ft.) kW sizing not determined by applicant

Public Comments:

- Discussion of potential pine removal – applicants reassured pine on adjacent property would remain intact.
- Public has issues about proposed FAR and potential deviation

Motion to approve: no action taken

- The Board did not take action on project as proposed for exceedance of FAR and lack of evidence that supports LEED certification and net-zero building design.

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

Infrastructure subcommittee, Wednesday May 18 @ 6PM in OB Rec Center

ADJOURNED

Motion to adjourn: 1st Marissa, 2nd Nancy

Motion passes 10-0-0

Meeting adjourned at 8:51PM