

,MEETING CALLED TO ORDER

6:08 PM

MEMBERS PRESENT (MARKED WITH “X”)

1 Marissa Spata	3 Kaitlyn McCarthy X	5 Jane Gawronski X	7 Spencer Scott X
1 Andrea Schlageter (Secretary) X	3 Andrew Waltz X	5 Numan Stotz X	7 Richard Aguirre X
2 Tom Gawronski X	4 Craig Klein (Treasurer) X	6 John Ambert (Chair) X	<i>Numbers indicate district</i>
2 William Corwin X	4 Blake Herrschaft (Vice Chair) X	6 Dan Dennison X	

AGENDA MODIFICATIONS & APPROVAL

1st revision

Strike action item #2

no objections

MINUTES MODIFICATIONS & APPROVAL

Revision:

4 typos on the first page (treasurer, Brian, Wear, Kaitlyn)

Motion to approve (Blake 1st, Jane 2nd)

Motion Passes 11-0-0

TREASURES REPORT (Craig Klein)

- Bank balance \$597.49
- Has spoken to vendors about a fundraiser; want to set planning for June or July

CHAIR’S REPORT

- Coastal Planning Group meeting about Short Term Vacation Rentals; working through the Coastal Commission to draft recommendations for city council members. Follow up meeting in May
- Project Review committee meeting looked at the first companion unit project. Cape May between Froude and Guizot. Precedent setting project, as more companion units will come in front of us.
- ABC meeting facilitated by Toni Atkins office. Training about PC&N and how that was affecting the amount of liquor licenses allowed in OB.
 - A. Not enough time to talk about how the increased in liquor licenses are affecting OB. Asked to have another meeting with ABC.
 - B. Wants a Lori Zapf to create some sort of notification process when businesses are seeking a PC&N.
- CPC Meeting; Capital improvement projects are coming through OB
- Senate Bill 1069 the state is mandating that all jurisdiction allow for accessory dwelling units
- May meeting Short term vacation rentals, follow ups with SDPD for CP&N meetings, PRC meeting 17th of May
- June redo our CNP recommendation, Bicycle way finding recommendations, short term vacation rentals, and 2 projects on the agenda.

CITY COUNCIL MEMBER LORIE ZAPF DISTRICT 2 REPORT – CONRAD WEAR

- Not present

MAYOR KEVIN FAULKNER REPRESENTATIVE – ANTHONY GEORGE

- Not present

COUNTY SUPERVISOR DISTRICT 4 RON ROBERTS – ADRIANA GRANDA

- Not present

CA STATE ASSEMBLY SPEAKER EMERITUS TONI ATKINS – CHEVELLE NEWELL-TATE

- Will help coordinate another ABC meeting
- Single Payer bill is in it's second committee; passed out of the health committee now in the appropriations committee.

CONGRESSMAN SCOTT PETERS OFFICER – BRAIN ELLIOTT

- Not present; notified Chair

CONGRESSMAN TODD GLORIA – ADRIANA MARTINEZ

- Not Present

NON-AGENDA PUBLIC COMMENT (2 MINUTES EACH, 10 MINUTE MAX ITEM)

- Bryan Pease: Announced that he is running for City Council District 2. Lack of public services, Homelessness, and Passing Community Choice Energy were his issues mentioned.
- Virginia Wilson: Recap of the Save the Trees event from last month. Encouraged people to go to the City Budget meeting where they will be reviewing the Climate Action Plan to urge them to honor their commitment to planting more trees.
- Steve Pond: Park Management professional. Wanted to bring to our attention that the Saratoga street project is using materials that will need to be replaced and can cause flooding. John will set up an agenda item to review the project further.

Craig Klein left at 6:41 PM

ACTION ITEM #1: Appoint New Members

- Appoint Numan Stotz to District 5

Motion to approve as Jane also represents district 5 and knows what an asset Numan is to the district. (Jane 1st, Tom 2nd)

- **Motion Passes 10-0-0 (Craig had left)**

- Appoint Andrew Waltz to District 3

Motion to approve (Tom 1st, Numan 2nd)

- **Motion passes 11-0-0 (Numan had been appointed)**

ACTION ITEM #3: Review ABC Meeting

- Meeting was held with State Representatives from ABC, SDPD, and detectives at the local level.
- Next steps are coordinating another meeting with ABC and asking Lori Zapf to help put in place a notification system so we know when businesses are seeking a PC&N permit.

Richard Aguirre left at 7:40 PM

ACTION ITEM #4: Community Choice Energy Presentation

- Alicia on behalf of the Climate Action Campaign
 - B. Legally required to meet 100% clean energy by 2035
 - C. Community Choice Energy has been adopted by 63 cities and 9 counties in California and will allow citizens a choice where they get their energy; whether it be from SDG&E or other green sources of power.
 - D. Local Fox News poll showed that 94% of San Diegans are in favor of Community Choice
 - E. Asked us to send a letter to the City Council and mayor to urge them to adopt Community Choice Energy
 - F. Board called for stronger language in the letter around urging the City Council to implement Community Choice Energy

John called for a motion to send a letter to Lori Zapf and other City Council members to notify them that the OB Planning Board is in favor of Community Choice Energy (Numan 1st, Andrew 2nd)

Motion Passes 11-0-0 (Richard and Craig had both left and Numan and Andrew had been appointed)

ACTION ITEM #5: 4921 Voltaire St. - Demolition Review & Presentation by SOHO

- Amy Haze is making a presentation on behalf of Save our heritage Organization
 - A. Tried to get the house at 4921 designated as a historical building but that request was denied and the house is slated for demolition
 - B. Asking the board to please make sure whatever project that comes before us for this address falls in lines with the rules of the designated historical district that it is in

ACTION ITEM #6: Project #452094 - 4925 Saratoga Residences CDP

- Architect for the project came and presented the new plans.

- C. Claims that the owner is planning on living in the back house and a relative will live in the front house.
 - D. 4 Tandem Parking spots in the garage
 - E. Total of 3 bedrooms. Back house will have 1 bedrooms, front house will be a 2 bedroom.
 - F. 8 solar panels should provide more than 50% of power. Board wants 100%
- Neighbor came forward with proof that the current use of the house was a visitor accommodation rental and will continue to be one once the project is complete.
 - Board members proposed an idea of putting on deed restrictions for properties to block the use of housing as visitor accommodations.

Motion to recommend denial of the project as presented per draft finding #3: the project does not comply with the Ocean Beach Community Plan and Local Coastal Program, specifically the Land Use [LU] Element Section 2.1 and recommendations 2.1.1 -2.1.5. (Blake 1st, Spencer 2nd)

Motion to Recommend Denial of the project: 11-0-0 unanimous

Explanation:

This property is currently being used as a Short Term Vacation Rental < <https://www.vrbo.com/4086231ha> >, an illegal use in Residential Zones as stated by the San Diego District Attorney on 3/15/17 < <http://docs.sandiego.gov/memooflaw/MS-2017-5.pdf> >. Properties currently operating as an illegal use can not be permitted to expand, and continue these illegal uses.

Hotels in residential neighborhoods do not align with the Ocean Beach Community Plan and Local Coastal Program, 11/11/15 < <http://oceanbeachplanning.org/files/OBCCommunityPlan.pdf> >.

New residential developments designed specifically to be used as hotel businesses in residential neighborhoods are in direct contradiction to the goals of the Residential Section of the housing element of the community plan.

Land Use Elements [LU] Residential section 2.1 and recommendations 2.1.1-2.1.5 specifically call out for permanent affordable housing units to be prioritized and the number of existing affordable housing units to be retained and expanded.

Hotel uses of single family homes or duplexes in residential neighborhoods, similar to the current building at 4925 Saratoga that will be preserved, and the proposed #452094, remove the affordable rental housing stock from the community, artificially increase the price of property, and exacerbate the current housing crisis in Ocean Beach.

Due to the current use of the property as a Hotel in a residential community, it does not meet recommendations 2.1.1 -2.1.5 of the local coastal program, and should be denied.

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

- Running Short on time the Chair called for the Liaison reports to be skipped.
- Lost the list for who signed up for attending what meetings and needs board members to sign back up for their meetings.
- Has business card proofs to be signed off on.

ADJOURNED

No Motion to Adjourn the meeting was adjourned by the chair at 8:42PM