

# **Annual Report for the Ocean Beach Planning Board**

## **April 2019 - March 2020**

### **Introduction**

The following is the annual report of the activities of the Ocean Beach Planning Board.

The OBPB is located in City Council District 2 and encompasses 742 acres of medium- and low-density development, covering an area of approximately one square mile.

The community is bounded by Mission Bay Park to the north, Adair Street to the south, the Pacific Ocean to the west, and Froude Street and West Point Loma Boulevard to the east.

### **Administrative Matters**

The Ocean Beach Planning Board consists of 16 members. The Ocean Beach Planning area is split into seven (7) districts with each district having two (2) seats on the board plus an additional two (2) at large seats.

### **Membership Summary**

Elections for the OBPB are held on the first Wednesday of March. Every election half the board seats are open, as each district and at-large elects a new representative.

After the March 2019 election membership was as follows, with those holding an odd seat just being elected; indicated by (O):

District 1: Bo Willsey (O), Tracy Dezenzo (E)

District 2: Richard Merriman (O), Elizabeth Felando (E)

District 3: Vacant (O), Virginia Wilson (E)

District 4: Craig Klein (O), Vacant (E)

District 5: Vacant (O), Numan Stotz (E)

District 6: Dan Dennison (O), Jane Gawronski (E)

District 7: Andrew Waltz (O), Andrea Schlageter (E)

At Large: Jenna Tatum (O), Kevin Hastings (E)

After the election there were three (3) vacant seats. There were two (2) other people who ran and lost. However, after securing the necessary signatures they were able to be appointed to open seats at the April meeting. Anthony Ciulla was appointed to the Vacant District 4 seat. George McCalla was appointed to the vacant District 5 seat.

The board appointed the executive board in April after all new members were seated. Andrea Schlageter as Chair, Kevin Hastings as Vice Chair, Craig Klein as Treasurer, and Tracy Dezenzo as Secretary.

There was one further appointment in September to the final vacant set in District 3 of Christopher Chalupsky.

Unfortunately the Ocean Beach Planning Board was not able to stay full. During the year there were two (2) resignations. Dan Dennison resigned in October because he did not have the time to volunteer anymore. Bo Willsey resigned in November because he moved out of Ocean Beach.

By the end of the year the membership stood as such:

District 1: Vacant (O), Tracy Dezenzo (E)

District 2: Richard Merriman (O), Elizabeth Felando (E)

District 3: Christopher Chalupsky (O), Virginia Wilson (E)

District 4: Craig Klein (O), Anthony Ciulla (E)

District 5: George McCalla (O), Numan Stotz (E)

District 6: Vacant (O), Jane Gawronski (E)

District 7: Andrew Waltz (O), Andrea Schlageter (E)

At Large: Jenna Tatum (O), Kevin Hastings (E)

### **Special Projects**

April 3<sup>rd</sup>, 2019:

None.

May 1<sup>st</sup>, 2019:

**Overnight Parking Lot Enforcement** - a member of the public initiated an action item to change the time of closure of the Dog Beach parking lot from 2am-4am to something longer. Chair asked if the Board wants to write a letter in support of changing the enforcement times or offering any additional support to keep people from camping overnight. The board discussed options: gate, time extensions. Match timing with fire pit timing regulations. Which lots, just Dog Beach or others? Motion: Letter to request that the Dog Beach parking not be allowed in park parking lot between 12-5 (Passed 10-2-0).

June 5<sup>th</sup>, 2019:

**Capital Improvement Projects** - Every other year Planning Groups are asked to submit ideas for Capital Improvement projects, as funded by development fees. Many ideas were brought up by the board and the public in attendance. Some ideas were: Dusty Rhodes parking, Barrier Wall, Street light improvements and repair, Rec Center, Library, Beach access, Beach Stairs, Tourist Info booth with bathrooms attached, self-cleaning bathrooms, AC for Rec Center, Modernize Rec Center, Weight Room, Dunes restoration at Dog Beach, Designated Shuttle spots, Robb Field landscaping, signage, corrals, shade structure, restore salt pool, storm drains, Saratoga/Ebers lights and fencing, stairs near saltwater pool, emergency pumping system, pave and landscape the dirt overflow lot near Robb Field baseball diamonds. To hear the full discussion please refer to the recording. Final list in order: Rec center upgrades, Storm drain retrofit, Shuttle/Robb Field parking, Stairs near the saltwater pool, Visitor Center, Dusty Rhodes parking. Motion to approve the ranking of the newly proposed CIP projects (Passed 12-0-0)

**Dockless Mobility Device “Corral” Sites** - Motion to recommend addition of mobility corrals with the following revisions and restrictions: 1. Reduce number of corrals in residential zones to 1 per block, but add more on bacon St. (to promote bicycle

boulevard) 2. Require geofencing to prevent placement during farmers market and street sweeping days 3. No corrals allowed directly on Sunset Cliffs Blvd. due to safety issues and blocking traffic passing left turn vehicles. 4. City shall perform traffic engineering / safety review prior to installation. 5. Adjacent property owners and residents should be noticed and given opportunity to protest placement (Passed 12-0-0).

July 3<sup>rd</sup>, 2019:

Adjourned.

August 7<sup>th</sup>, 2019:

**Dog Beach Accessibility Improvements** - This project was initiated because of an ADA non-compliance lawsuit. Motion to recommend not approving this proposal at this time and we additionally recommend that ADA access improvements be placed on the berm that is in use now with people who have disabilities. Friendly amendment: ADA access to be placed in a more appropriate location such as closer to the ocean/lifeguard tower/end of bike trail (Passed 12-1-1). The City went on to approve the project with the OBPB appealed. The appeal was heard by the City Council on November 19<sup>th</sup>, 2019; and was unanimously rejected.

**Pier Safety Improvements** - After someone drove onto the OB Pier, injuring a few pedestrians, the OBPB looked at ways to possibly stop that from happening again. Motion to send a letter to the city recommending the installation of permanent, robust, physical barriers to prevent unwanted vehicles to access the pier but are easily removable for delivery and emergency vehicles to gain access (Passed 14-0-0).

September 4<sup>th</sup>, 2019:

**Street Vendor Ordinance** - California State Senate passed SB946 that allowed people to vend (both food and goods) on the sidewalk with limited restrictions. Leaving it up to the Cities to determine their own limits. There was a proposed ordinance put forth by the mayor's office that the OBPB reviewed at this time. Motion to support ordinance as written (Passed 8-4-0).

October 2<sup>nd</sup>, 2019:

None.

November 6<sup>th</sup>, 2019:

None.

December 4<sup>th</sup>, 2019:

**T-Mobile OB Lifeguard Station** - The board reviewed an application for a 5G wireless tower on the lifeguard station. The lifeguards themselves were there to oppose the project. Motion to deny T-Mobile lifeguard station project based on lifeguard recommendations and too many unknowns (Passed 10-1-0).

January 1<sup>st</sup>, 2020:

Adjourned.

February 5<sup>th</sup>, 2020:

**Bermuda Ave. Stairs** - The project manager and designer presented plans for stair project that were still in process. Motion to table until the board can see a 100% design plan (Passed 11-1-0).

March 4<sup>th</sup>, 2020:

None.

### **Overall Summary of Project Review and Community Development**

The following is a chronological list of all projects the board reviewed; with the motion and vote.

April 3<sup>rd</sup>, 2019:

**4645 Coronado Ave.;** motion to approve project as is (Passed 12-1-1).

May 1<sup>st</sup>; 2019:

No projects reviewed.

June 5<sup>th</sup>, 2019:

**4684 Santa Cruz Ave.;** motion to recommend denial of project based on illegal AIRBNB use of existing structure and noncompliance with OB community plan regarding maintaining residential neighborhood character and maintaining street parking (fails 2-11-0). Subsequent motion to approve project contingent upon restriction, signed by the city to prove unit will rent long term (Passed 11-2-0).

**4630 Pescadero;** motion to approve project as submitted (Passed 13-0-0).

July 3<sup>rd</sup>, 2019:

Adjourned.

August 7<sup>th</sup>, 2019:

No projects reviewed.

September 4<sup>th</sup>, 2019:

**4744 Cape May Ave.;** motion to deny project as presented for the sole and specific reason that placing the larger (3 story) structure toward the front of the lot violates the bulk and scale provision of the Community Plan. The Board's determination is without prejudice to the City's decision to issue the CDP to the project in its current forum (Passed 12-1-0).

**1409 Ocean Front St.;** motion to approve the project as presented (Passed 13-0-0).

**4830 Muir Ave.;** motion to approve project as presented (Passed 12-0-0). This project was one of the current board members and he recused himself from the vote.

**2068 Sunset Cliffs Blvd.;** motion to approve project as presented (Passed 13-0-0).

October 2<sup>nd</sup>, 2019:

**4811 Pescadaro Ave.;** motion to approve project as presented (Passed 12-0-0).

November 6<sup>th</sup>, 2019:

**1776 Cable St.;** motion to deny project as presented (Passed 13-0-0).

December 4<sup>th</sup>, 2019:

**4672-4674 Long Branch Ave.;** motion to approve project as designed contingent on open issues being cleared AND parking question is clarified by DSD (Passed 10-1-0).

January 1<sup>st</sup>, 2020:

Adjourned.

February 5<sup>th</sup>, 2020:

**4640 Orchard Ave.;** motion to recommend denial of project specifically due to the lot split and orientation of the buildings and lack of compliance with the community plan 4.2.8 (Passed 10-3-0).

**2077 Cable St.;** motion to recommend approval of the project (Passed 13-0-0).

March 4<sup>th</sup>, 2020:

**4719 Orchard Ave.,** approved by consent agenda.

This report was assembled by Andrea Schlageter, Chair.

Voted to approve XXXX