

Ocean Beach Planning Board

Wednesday, July 1, 2020

Virtual

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)			
X 1E Tracy Dezenzo	X 3E Virginia Wilson	X 5E Numan Stotz Late	X 7E Nicole Ueno
___ 1O Derek Dudek	X 3O Chris Chalupsky	X 5O George McCalla Late	X 7O Andrew Waltz Late
X 2E Jane Gawronski	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
X 2O Richard Merriman	X 4O Craig Klein	X 6O Tom Gawronski Appointed at this meeting	X ALO Jenna Tatum

CALLED TO ORDER: 7:08pm **ADJOURNED:** 9:26pm

AGENDA MODIFICATIONS & APPROVAL

CK/JG 11/0/0

MOTION: Approve with small edit to Item numbering

MINUTES MODIFICATIONS & APPROVAL

TD/KH 10/0/1 (CK Abstained because of absence at June meeting)

MOTION: Approve with edits that were emailed by GM

REPRESENTATIVES REPORT

City Council District 2 Jennifer Campbell – Teodoro (Teddy) Martinez

- Parking enforcement will happen soon.
- Potholes filled on bike path. Appreciate the community reaching out to the Councilmembers office.
- Complete communities referred to full board. Thanked OBPB for feedback.
- STVR's momentum. Thank you to board and ad hoc for providing feedback and info. Excited about the new memo/proposal for STVR's with Unite Here and Expedia group on regulation proposal. Lots of info on website. 1st step on regulation to cut down rentals by 70%. Comprehensive and feels as it's a remarkable first step and will push forward to docket this item. Seamus Kennedy is lead for info.
KH: when does complete communities go to full council. **TM:** not sure. They shouted out to OB during the meeting. Move forward for deadlines but without recommendations. Will let us know when it's docketed.
GM: Is there a grandfather clause for whole homes that are already STVRs. **TM:** is not sure and will let us know.
AS: We could move up the ad hoc so we can address the new proposal and give our feedback.
CC: What's the best site for more info? **TM:** Councilmembers website and Facebook.

AS presented some state related items:

- New bars and restaurant regulations.
- All state beach parking lots are closed for the weekend.
- SB 902, 995, 1085, 1120, 1285 coming up before the senate. Requesting input.
- Andrea thinks we should take a look at 1085 as the Board.
GM: are we looking at an influx of Lacer's to our beaches since we are open? **AS:** Yes. She would hazard that we should anticipate crowds.

NON-AGENDA PUBLIC COMMENT: None

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CONSENT AGENDA

No member pulled these items for discussion.

Approved unanimously.

Item# 1: 4775 Pescadero St. PTS# 630258

Process 2 Coastal Development Permit, for the addition of a 2nd floor to existing 1 story house, and a companion unit on the top of existing detached garage. The site is located in the RM-1-1 zone. The PRC voted unanimously to move forward to the full board with recommendation to approve.

Item #2: Additional Motorcycle Parking

The Transportation Committee has identified several spots where additional diagonal motorcycle parking can be added in the business corridors. The proposed spots would not take away any parking. The Transportation Committee motioned to recommend the city evaluate the feasibility of these spots, passing unanimously.

ACTION ITEMS

ITEM #1: Appointment of Tom Gawronski

Tom presented his qualifications: 16 years experience. He aims to preserve the variation in housing and historical housing and is a proponent of reserving community character. Lived in D6 for 17 years.

Motion AC/TD: to approve Tom Gawronski's appointment to the D6 odd seat

Vote: 13/0/0 (All present in favor)

ITEM #2: 4614 Cape May Ave. PTS#651599

Applicant presented the application for a process 2 Coastal Development Permit to construct a new 2 story second residence with garage. Work to include a second story addition and remodel to the existing residence. The site is located in the RM-1-1 zone. *The PRC voted to move the project to the full board without recommendation.*

Motion KH/CK: to recommend project as submitted

Vote: 15/0/0 (approved by all members present)

Discussion:

Architect (June) researched the area to come up with a Spanish revival but more elegant look and chose this style to mesh with the community. Showed drawings, scale study and other community properties as comparisons. Discussed details of properties.

KH: Glad to see that the applicant took PRC suggestions and brought renderings so the Board could see the design. There was a parking requirement concern. They were told they needed 5 spots but only 4 required. Parking spaces have been confirmed.

CG: Thank the applicant for providing what the PRC asked.

GM: Vast improvements over what were shown at PRC. Client added some design details.

CC: Echo the comments. Homes shown are outside OB planning area but that's ok. Attention to neighbor's requests in the design was a nice touch.

AS: happy to see Spanish design for a change

KH: FAR is .54 Height 24.5 feet. Intends on supporting this project.

ITEM #3: Complete Communities

The Board reviewed the revised version of Complete Communities. On June 24th the City Council's Housing and Land Use Committee voted to move it to the full City Council without recommendation.

Andrea reported that we've made some headway on our concerns:

- Updated-all coastal communities lower to 3 FAR.
- Affordable units on site are in Housing Element and harder to take out of Complete Communities because it's already been established in Housing Element. That part of our motion still exists in CC.

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- There is a whole infrastructure plan in progress that no one has seen yet. City wants to move forward without showing the infrastructure plan for consideration. The want to move forward without having to present the infrastructure plan.
- Affordable housing calculated at the base zoning. If you were zoned for 5 units, it doesn't matter how many you end up building, you only have to build 1 affordable unit.
- Acknowledge the fact that we did make some progress and we were heard.
- And read into the record the following CPC motion:

CPC opposes the Housing component of Complete Communities, because of serious limitations with the draft plan.

The plan has problems with not enough affordable housing, excessive FAR, inadequate transition provisions, and lack of discretionary review for projects.

CPC requests that the City Council not docket Complete Communities for Council consideration, but allow time for city staff to make needed changes, for Community Planning Groups and other stakeholders to review the Complete Communities plan, and to review the revisions made to date.

CPC requests that the Infrastructure component be released for review, before other components are considered for approval.

Motion KH/TD: The Ocean Beach Planning Board recommends the following changes to the *Complete Communities: Housing Solutions* initiative:

- Remove or reduce the FAR bonus in all RM-1 zones.
- Reduce the FAR bonus in coastal zones to 2.0.
- Double the offsite affordable housing requirements.
- Base the DIF on building floor area instead of lot area.
- Add a higher percentage of affordable housing units overall.
- Remove the one-mile offsite allowance and require the affordable units be in the same community planning group area as the original units.
- Wait to docket Complete Communities plan until both the housing and infrastructure portions have been fully developed and reviewed by all stakeholders including Community Planning Groups.

Vote: 14/1/0 (Yeas: AC, AS, AW, CK, CC, GM, JG, JT, KH, NU, NS, TD, VW. Nay: RM)

Discussion:

KH: A 3 FAR would look bad. If we allow 5x more floor area and would be built to every single set back and up to 40 feet. With the use of all the options you can only build to 2.8? 3x's the area of the lot. That could be a 6-story property.

AS: Developers and lobbyists can request 4 community plan amendments a year.

AC: Restriction on units? No. Density bonuses.

KH: Affordable units off site and in existing buildings to apply a deed restriction.

AS: A big concern is that Complete Communities is being looked at without infrastructure plans being released.

CK: What about water and sewer? Infrastructure is yet to be released.

RM: 1000 units without parking. Ridiculous

CK: Do they think the people who buy million dollar luxury units would not want a place to park? **AS:** build ½ the needed for residents and then charge for addition spots.

KH: Talked to Seamus about worse case scenario and was frustrated that Seamus discounted all Kevin's concerns as not being realistic. The developers will take full advantage of the loopholes in the policy.

NU: Rumor of a 100-unit development in the works for downtown OB business district. We need to see the infrastructure before making decisions. It's key.

KH: Encourages developers to build the max possible.

CC: Fatal flaws. What is the resolution on by-right approvals? **AS:** 50% remodel will trigger Coastal so we will not

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be subject to it. Intention is create affordable housing but it's not really solving the issue. FAR, need to be mindful of the character of communities. Abrupt transitions would be "wacko".

VW: People work around the 50% rule all the time and avoid the Coastal.

JT: Appreciate everyone's comments and concerns about the affordability components and agree that it's not going to serve our needs if the units can be counted offsite from the development itself. Thinks all new development should be required to have affordable units.

AC: Disturbs me equally is that only 10% of the units are affordable. The reverse should be the way it is if that is the goals of proposal. This is going to gentrify OB. Increase density and remove moderate-income homeowners.

AS: We have overbuilt at the high end. Underbuilt the low income and moderate.

CC: There are a number of ways to help the affordable housing crisis and this does not address the issues. Doesn't want to be seen as a NIMBY. Thinks there are regulations from the state and city to offer ADU as flexibility already some wheels in motion on how to use garages and ADU's to create more affordable units.

AS: Our sewer system is out of date.

NU: Regarding infrastructure: Are the staffing levels for density increases for essential services being considered? The city is putting the cart before horse.

KH: Affordability issue. 110K a year 600K units are not really affordable. If they have to be built offsite maybe we can ask for more offsite units to discourage. Can we double the offsite requirements? We need to find ways to make this less bad.

AS: Council did hear us on FAR

CK: We should strongly advocate for all affordable units to be on the same site.

JT: Can we reduce the affordable housing unit location to .1 mile instead of 1miles?

AC: Repeats his call for upping the affordable unit percentage

Dan Dennison: Infrastructure should be done prior to approval. It will end up being inadequate. This plan is a developer's gold mine. Our infrastructure is already inadequate and it's going to just get worse with all this additional building.

Kelly Powell: Inferior inadequate and protect our quaint community. Anything that impacts the height limit and making change in the middle seems to be unfair if not illegal. Change rules in the middle when everyone has been living with the limit. What's to prevent someone from renting out the affordable housing? **NS:** no subleases stipulation. **KH:** AF can be bought. **KP:** is there something to prevent someone to rent for market rate. **RM:** most mortgages require you live in the house for 12 months. **NS:** There is no enforcement though. **CK:** are they required to be affordable in perpetuity? **KH:** they may have to pay back the subsidy if they sidestep the deed restriction.

Mandy Havlik: Agree with a lot of the opinions by the board.

AC Friendly Amendment: Recommend adding a higher percentage of affordable housing units overall.

JT Friendly Amendment: Recommend removing the one-mile offsite allowance and require the affordable units be in the same community planning group area as the original units.

AS Friendly Amendment: Wait to docket Complete Communities plan until both the housing and infrastructure portions have been fully developed and reviewed by all stakeholders including Community Planning Groups.

OFFICER / SUBCOMMITTEE REPORTS:

Chair: Andrea is asking Councilmember Campbell for a meeting regarding Complete Communities and thinking about whom we can lobby to get on board with us. Please read the senate bills. We may have an emergency meeting. Next Planning Board Meeting: August 5

Vice Chair: n/a

Treasure Report: \$1388.12

Secretary Report: n/a

LIAISON REPORTS:

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SEC/VC: no report

ANAC: There are fewer flights but because of this the airplane noise from the planes that do go over is really pronounced and community is concerned about noise. There is community concern about noise when the airport goes back to full capacity. Please participate in meetings and view website or contact Anthony.

Historical Society: No meetings. Shut down for now.

SDACC: Announced a draft of a revised council policy update for TOT allocations to the Penny for the Arts Program. There will be a stakeholder meeting to discuss and share the updates.

PCPB: Back in business. Had a meeting and temporarily reinstated members who were termed out so that they could continue to have meetings and be an active board. Meetings are to be held via zoom on the 3rd Thursday of each month.

CDC: Still moving forward with Veteran's Plaza designs. Hopefully have some renderings and drawings soon. Permitting process will be challenging and there was hope for an extension of previous permit but they may need to redo the permit. Happy with the current design team. They are strong designers and locals.

DRAFT