

Ocean Beach Planning Board

Wednesday, June 3, 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	X 7E Nicole Ueno
__ 1O Derek Dudek	X 3O Chris Chalupsky	X 5O George McCalla	X 7O Andrew Waltz
X 2E Jane Gawronski	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
__ 2O Richard Merriman	__ 4O Craig Klein	__ 6O Vacant	X ALO Jenna Tatum

CALLED TO ORDER: 7:00pm

ADJOURNED: 9:00pm

AGENDA MODIFICATIONS & APPROVAL

KH/TD 13/0/0 all present in favor

MOTION: Amend agenda to allow a presentation by City Forestry Program, Brian Widener

MINUTES MODIFICATIONS & APPROVAL

GM/JG 13/0/0 all present in favor

MOTION: Approve without changes

REPRESENTATIVES REPORT

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

Protests, advocacy, council meeting went to 10pm. Voices were heard. City is now looking at way to end violence and racism. Campbell stands in solidarity with peaceful protestors. There has been no protest related damage in D2. Working with law enforcement. Saratoga trees will be removed. Overflowing trashcans, maybe from single use containers from restaurants, they're looking at it. Next week is the final budget approval. Use feedback form on website. Temp outdoor dining proposal: looking at ordinance to expand footprints. Campbell looking at the Housing element briefing from city staff this week.

Assemblyman Todd Gloria's – Michaela Valk

Speaking to protestors. Lots of people who have not been civically engaged starting to reach out about police. Assembly and Senate have had to reduce their Bill package since members went back to their district due to COVID quarantines. NAVWAR site: SANDAG facilitation getting that site AB2731 DMV: protests closed them but they were opening more offices. Need an appointment but they are not excepting new appointments.

AS: Real ID extended Oct 1, 2021. Make appointments ASAP for those.

GM: personal question about appointments by mail. Try to complete DMV transactions on line first.

Senator Toni Atkins Office – Miller Saltzman

Agreement was reached on the state budget. Sober economic outlook with a \$54 billion deficit. June 15 needs to be passed by both houses. Protests: Senator hears them and stands with them. Housing production package: 4 months of work offers solution for CAL housing shortage and needs. Looking at innovative solutions and unused land areas. Look at bills SB902, 995, 1085, 1385, 1120.

CC: could we see any that are related to ADUs. MS: yes 1120

(Post meeting email with details)

- SB 1385: This bill would unlock existing land zoned for commercial office and retail for potential residential development by making housing an eligible use on those sites.
- SB 1120: This bill builds off the existing state Accessory Dwelling Unit (ADU) law that allows for at least three units per parcel. It further encourages small-scale neighborhood development spearheaded by homeowners by

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creating a ministerial approval process for duplexes and lot splits that meet local zoning, environmental and tenant displacement standards.

- SB 995: This bill provides California Environmental Quality Act (CEQA) relief by expanding the existing AB 900 process for Environmental Leadership Development Projects for housing projects, particularly affordable housing, for 4 years - until 2025.
- SB 902: This bill allows local governments to pass a zoning ordinance that is not subject to CEQA for projects that allow up to 10 units at a height specified by the local government in the ordinance, if the project is located in a transit-rich area, jobs-rich area, or urban infill site.
- SB 1085: This bill enhances the existing Density Bonus Law by increasing the number of incentives provided to developers in exchange for providing more affordable units.

The legislature passed the budget on June 15, but is still in negotiations with the Governor.

- The goal of this budget is to avoid major ongoing program cuts and broad, middle-class tax increases that may cause further economic damage and prolong our budget struggles, while recognizing the sober economic outlook facing California -- a \$54 billion deficit due to COVID-19.
- Renter/Landlord Stabilization Program: This program would enable agreements between renters, landlords, and the state to resolve unpaid rents over a limited period, as well as make available short-term tax-credits that provide immediate value to landlords at risk of foreclosure.
- \$25 billion Economic Recovery Fund: This would be established through prepaid future tax vouchers, thereby providing economic stimulus now by accelerating future revenues.

The Senator's reaction to the protest across our country

- "To those protesting: I hear you and I am with you. If you are seeking to incite damage and violence, we are on to you and you will not succeed in tearing us apart." You can see her full statement [here](#).

Other updates:

- For more information on what Senator Atkins is up to, check out our [newsletter](#).
- The expiration for drivers licenses has been extended to [July 28](#). You can renew them [online](#).
- We are here to help with state related issues. Most of our work these days is helping constituents receive their unemployment insurance benefits from EDD.
- COVID-19 information is on our [website](#) and the Governor's [website](#).

Brian Widener, City Forestry Program

Presentation located at http://oceanbeachplanning.org/files/2020/06/SanDiegoUrbanForestry_Spring2020-OB.pdf

Urban forestry program 200K street trees 600k park trees 1M private property trees. 13% canopy. 10 years as tree city USA. Many different departments handle all aspects of city trees. Tree Maintenance stats. During the pandemic holds. Some parks remain closed. Arbor day is cancelled.

Two pine trees at Saratoga/Froude are mostly dead and the city needs to remove them.

- They are slated for removal before the end of June.
- Animal life will be evaluated and mitigated.
- Replacement trees are being discussed.

Regarding palm trees: many of our palm trees are being destroyed by the South American Palm Weevil. If the palms are on city property, the city will remove them if they know about them. If the palms are on private property, the owner will need to remove, at their own expense, to prevent the spread of the Weevil and potential damage from the palm tree falling over.

TD: There are trees on private property off WPL that are seriously damaged. Can the city reach out to them to remove them? **BW:** Haven't made a lot of traction with the county. Complaint driven. Maybe report it. Very costly and removal will not be paid for by the city.

AS: Are animals protected prior to cutting down? **BW:** SDGE Biologist is looking.

AC: Free street program is hold because of COVID. When does it start back up? **BW:** Timeline? FY21

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KH: Street trees are being removed for sidewalk repair. Some homeowners have been caught off guard. Where they noticed?

NON-AGENDA PUBLIC COMMENT

None

ACTION ITEMS

ITEM #1: Complete Communities - Mobility Choices and Housing Solutions

<https://www.sandiego.gov/complete-communities-housing-solutions> and <https://www.sandiego.gov/complete-communities-mobility-choices>

Discussion:

AC: Define developers and how would individuals accommodate the mobility requirements? **AS:** An assessment/fee

TD: Is the FAR 8.0? **AS:** says it's .8 and it's a typo

JG: Doesn't the housing element do away with the planning boards and make ministerial? **AS:** yes we would see less projects but the Coastal Permitting would still come before us.

JG: Does it violate the 30 foot height limit? **AS:** No. Not without a vote. Not immediately.

Nancy: clarity on single developer fee and that fee would stay in OB. Asked questions about distribution of fees for clarity.

KH: Asking about the 8.0 FAR. Seems clear based on documentation. Is asking for clarity on the FAR number. Is very concerned about the extreme FAR increase.

TD: Agree with KH about the FAR being 8.0/4.0 not .8. It needs to be corrected or confirmed.

AS: 5/2 housing commission vote waiting to be moved to council. Jen is still being briefed.

TD: Requirement 1: TPA or 1 mile. Does this mean they can build two properties high rent versus low rent. Does not seem inclusionary. Incentive 1: By-right with limited exceptions... they would bypass planning boards. This does not fair well for planning board and neighborhoods could end up with stucco boxes. **AS:** yes but it could still trigger a coastal.

AS: There is not incentive for single family housing to provide low income housing (LIH) or to build LIH because the fees are so high **AS:** fees are now based on sqft based on the number of the units so people can provide more units.

KH: We shouldn't decrease the DIF fees because those contribute to infrastructure. Coastal Development fee is the biggest barrier. Is concerned that the new fees based on sqft is going to massively increase density.

JT: Agree with TD about pushing lower income housing away from high-income housing. Needs a commitment to not mixed income. Ban single-family zoning if the city is serious about increasing housing.

AS: Many community plans are very old and need to be updated.

Nancy: Impacts of sprawl and transportation. We have to figure out a way to keep our climate under control so we are all going to have to give up some of our old mindsets.

CC: A couple of flaw or issues. What is the FAR? Opposes by-right approvals without consulting PB's

NB: SB743 to reduce VMT all the cities are in a crunch time to address the requirement in this bill. The county is also going to address this. Creating more in fill development to prevent sprawl.

JG: Concern is that it eliminates involvement of people. They state, in Infrastructure Now, that they are eliminating CPG's

VW: Bring transit to people

NU: Happy to see that there was no in lieu fees for affordable units. Why are we incentivizing building them on a separate location?

TD: We need to address STVR's. This plan doesn't even look at STVR's and how many units are being utilized for STVR's and being taken away from our housing stock. If they build and then flip, then it's not going to matter what we build. We should request they add deed restrictions for all new low-income development.

CC: there has been deed restrictions on Jnr. ADU's seem to be a viable option.

Nancy: We shouldn't separate low-income development from higher income development.

Motion: OBPB voices its strong opposition to the increase of FAR by 10x and unit density by even more, that will completely transform our community, and throw it to the wolves (developers) and undo the work of OB Planners that has been done over the past 50 years.

KH/AC Vote: 11/1/0 Motion Passes (Yea: AC, AS, AW, CC, GM, JG, KH, NU, NS, TD, VW. Nay: JT)

Friendly Amendment: OBPB opposes the one-mile stipulation in Requirement 1 that affordable units may be



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placed within one-mile of a proposed project. We strongly feel that inclusionary housing must be built on the same development project site or else it is not truly inclusionary.

AS/JT Vote: 9/3/0 Motion Passes (Yea: AC, AS, CC, GM, JG, JT, NU, NS, TD. Nay: AW, KH, VW)

Friendly Amendment: OBPB requests that the by-right approval, listed as Incentive 1, be eliminated from the developer incentives. We strongly feel that the OBPB should continue to be consulted for projects within the OB Planning Area to ensure they adhere to our community plan.

CC/JT Vote: 12/0/0 Motion Passes (Yea: AC, AS, AW, CC, GM, JG, JT, KH, NU, NS, TD, VW)

Friendly Amendment: OBPB accepts an increase of FAR but seeks to standardize the beach communities.

JT/GM Vote: 5/7/0 Motion Fails (Yea: AC, AS, GM, JT, NS. Nay: AW, CC, JG, KH, NU, TD, WS)

ITEM #2: Annual Report

<http://oceanbeachplanning.org/files/2020/06/OBPB-Annual-Report-2019-2020.pdf>

Motion: to approve with the edits sent by TD and GM

TD/GM Vote: 11/0/1 Motion Passes (Yea: AC, AS, AW, CC, GM, JG, JT, KH, NS, TD, WS. Abs: NU – new member)

ITEM #3: Appointments to the Transportation Committee

Motion: Motion to Appoint Rick Williams and Nicole Burgess

AC/KH Vote: 12/0/0 Motion Passes (Yea: AC, AS, AW, CC, GM, JG, JT, KH, NU, NS, TD, VW)

Information Item #1: Alvarado 2nd Pipeline Extension

City staff was on hand to present the projects information and impacts. Presentation located at

<http://oceanbeachplanning.org/files/2020/06/2020Alvarado2ndPipelineExtension-OverviewPresentation-OBPB-6-3-2020.pdf>

OFFICER / SUBCOMMITTEE REPORTS:

Chair: CPC saw Complete Community and it will docketed with the city in June. Parks Committee is happy to have any suggestions from our committee.

Vice Chair: PRC in 2 weeks

Treasure Report: \$888.00 refunds have gone through

Secretary Report: n/a

LIAISON REPORTS:

SD Arts and Culture Commission:

Arts and Culture has some amazing news and announcements:

In March, the **Arts & Culture Challenge Grant** awarded 1st round funds totaling **\$250,000** to **32** San Diego nonprofit arts and culture groups. The grants ranged from \$3,450 to \$10,000. As more money is donated, additional funding will become available. To learn more and apply for the next round of funding visit sandiegoracc.org

In addition, there are **2 new San Diego Commission for Arts and Culture, public art funding opportunities**, specifically earmarked for local San Diego Artists: SD Practice and Park Social.

SD Practice is an opportunity for artist to sell artwork to the City to be displayed in the cities Civic Art Collection that already contains 800 works of art. A donation of \$500,000 was made by Thomas O Rasmussen, an avid contemporary art collector, has made this possible and the city is estimating that purchases are anticipated to range from \$500 to \$25,000 per piece. RFPs are being accepted through July 13th and you can find more info at sandiego.gov/arts-culture

Park Social is our newest initiative and is also granting up to \$500,000 in funding for park based public art. The City will

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contract up to 18 artists to create site-specific projects across the city's beaches, trails, parks, and neighborhoods. The RFP for artists will be available this summer. Funding for this initiative was made possible by private bequests and developer fees. More info will be available at sandiego.gov/arts-culture

Mobility Board: DSC temporary outdoor business permit will become available.

Next Board Meeting: July 1, 2020

Next Parks ad hoc: June 16, 2020

Next Project Review committee: June 17, 2020

Next STVR ad hoc: June 18, 2020

Next Transportation committee: July 27, 2020

Next Outreach committee: August 10, 2020

DRAFT