



Ocean Beach Planning Board

Wednesday, May 5, 2021

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
X 1O Melanie Boda	X 3O Chris Chalupsky	X 5O George McCalla	__ 7O vacant
X 2E Jane Gawronski (late)	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
__ 2O Richard Merriman	X 4O Craig Klein	X 6O Tom Gawronski	__ ALO vacant

CALLED TO ORDER: 6:00 pm **ADJOURNED:** 8:15 pm

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

JG/AC Motion: Approve agenda with 4928 Brighton Ave on consent agenda

13/0/0 Yea: TD MB JG VW CC AC CK NS GM KH TG NU AS

MINUTES MODIFICATIONS & APPROVAL

Corrected Melanie's name

CC/MB Motion: Approve minutes

13/0/0 Yea: TD MB JG VW CC AC CK NS GM KH TG NU AS

REPRESENTATIVES REPORT

City Council District 2 Jennifer Campbell Report – Teddy Martinez

<https://youtu.be/pnkFMkaPccQ?t=317>

- Budget season full swing listing to public comment
- Community forum Friday 6pm with IBA 1.6 B general fund
- Budget memo is out.
- American Rescue plan coming soon
- Meeting with OBMA and other businesses. Will be issuing a memo
- Pier: community forum will be scheduled. Capital, engineering
- Parks and recreation, etc. Plans for partial reopening with some repairs. Working group will be established. 21st century pier.

Chat from Teddy Martinez to Everyone:

Please register for budget forum with IBA and Council President Campbell here:

https://www.sandiego.gov/citycouncil/cd2/budget-forum-registration?fbclid=IwAR1f3SydT9hgZ3hVejzcGThi5M027T3HBtmkXcTYkUxfEtAjNODXMYUM_A

Community and Board Questions:

CK: what is the status vendor ordinance? TM: top priority still. Council President Campbell's office is in driver seat on the ordinance. The issue is different in OB than other areas. Working with City Attorney. Goal is summer months.

KH: staying for meeting? TM: conversation last week with Community members was fruitful.

AS: 1st of many pubic comment meetings about the pier

Mayor Todd Gloria – Kohta Zaiser

<https://youtu.be/pnkFMkaPccQ?t=904>

- Budget mode



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- 10mil nonprofit business loans
- 10.2mil Convention center
- 10mil sexy streets
- 10mil homelessness relief
- Budget review process is this week. Departments will be coming to council for budget requests this week.

Community and Board Questions:

CK: community planning groups going to continue to get \$500 a year? KZ: will inquire

NU: budget spending for homelessness. How is it being allocated? KZ: more engagement and outreach, PATH, short term detox beds, 300 interim shelter beds, rapid rehousing. Can send a full press release.

KH: involved in vendor ordinance? KZ: was leading the effort until about a week ago. Canvassing for about a month until March. Data handed to policy team. Got push back from other groups. Asking for thorough outreach process. Mayor didn't think there was enough support yet without the outreach. They know how dire it is and are trying to bring forward anything but didn't want to have something that fails.

NON-AGENDA PUBLIC COMMENT

<https://youtu.be/pnkFMkaPccQ?t=1375>

Misha Schoolov: 10 year resident. Saratoga park. Acroyoga etc. group proposed upgrades to the parks. Like pull bars. Placement of playground is wanting. Don't want the playground in that location, in the middle of open space???? Will sit with parks subcommittee on the 18th. Has a counter proposal to north end of Saratoga park.

Drew Grossmann: In Saratoga park placing a children's park next to a parking lot seems like a bad placement. Limit hours of park and more policing if the playground is there. Maybe near dog beach near bathroom and tables.

Nanci Kelly: Utility franchise agreement. Has the planning board taken a stand or recommended anything? AS: Board has not taken a stance.

ACTION ITEM #1: 4861 CORONADO AVE. PTS#669402

<https://youtu.be/pnkFMkaPccQ?t=1769>

The board will review the application for a Process 2 Coastal Development Permit for construction of a new 2,246 square-foot two-story duplex with three attached tandem garages totaling 1,200 square-feet. The 0.16-acre site is located in the RM-2-4 Zone. Project Review Committee recommends approval contingent on clearing significant cycle issues. 4-0-0.

CK: solar panels orienting east? CLIENT: is was the largest roof plane but they will be dialed in by the provider.

AC: how many units? 1 habitable unit, end result with be 3. 1 more parking spot than needed.

KH: wasn't any objections but cycle comments were hist rev, landscaping. Comm unanimous pending clearing.

Elizabeth Carmichael: no significant issues. Draining study has been submitted.

AS: 2 units in back though the incorporation was clever

KH/AC Motion: Approve project as presented

Vote: 10/0/0 MB CC AC TD KH CK GM AS KU VW **Recused:** JG TG (project was theirs) **Tech issues:** NS

ACTION ITEM #2: SPRINT CELL SITE 4710 POINT LOMA AVE. PTS#682815

<https://youtu.be/pnkFMkaPccQ?t=2750>

The board will review the application for a Neighborhood Use Permit Approval to remove eight (8) existing panel antennas and six (6) Reinforced Fiberglass Plastic (RFP) screen boxes and replace with nine new panel antennas nine (9) Remote Radio Units (RRUs) and six new RFP screen boxes. Additional work includes the replacement of the two (2) equipment cabinets and other ancillary work for the operation of the Wireless Communication Facility (WCF). Neighborhood Use Permit No. 770403 applied to this project, approved as Project No. 205377 and expired on August 13, 2020. The Project Review Committee recommends approval as presented. 3-1-0.



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TD: Never known there was installation of cell sites on the property. Does the property owner get rent from these? Residents know the antennas are there? She can't speak for the property owner but they do send public notices when changes happen. Not sure if the apartments notify the tenants.

KH: PRC Recommended approval as submitted with CC voting no to making it an action item.

CC: what is the process and what do the residents know about it?

KH: coverage map with and without? Client shows the map shows the gap if it goes off air completely.

KH: radiation limits were 20% of the limits. Existing use. Didn't see it as controversial. Proposed 3 story unit and wasn't considered and they may be exposed more.

AS: if not approved would the antennas stay in place? Client: Draft approval from the city but wants the boards opinion. Existing site would remain. AS: would approve because no residents were at the meeting to fight.

KH/GM Motion: Recommend approval as presented

Vote: 12/0/0 MB CC AC TD JG TG KH CK GM AS KU VW **Tech issues:** NS

INFORMATION ITEM #1: OCEAN BEACH PIER

<https://youtu.be/pnkFMkaPccQ?t=3472>

The board will hear a presentation from the City about the current status of the pier and what options there are to reopen. City reps could not attend. Andrea wanted to start the public conversation as soon as possible.

Board and Public Comment:

Harry from Respect OB. No clear info being shared. Report authors aren't here. All the facts are not there. It's draft only and it's unclear. Community input forum should have facts before meetings. Shouldn't let money get in the way. Hopes there is a vigorous demand for public input.

Erin Relph: Considered safety issues of having the pier being closed? People are jumping the fence. Mayor said the city has no money but it's a safety issue having the pier closed.

Dike Anyiwo: Less in favor in short term solution. We should look for additional resources and federal dollars. Long term fixes should be priority.

George McCalla: whatever they plan, he'd like it to stay the same as it is.

Anthony Ciulla: supportive of any efforts to reopen the pier. Prefers a long term and safe option to do it right as a temporary fix would only be kicking the can and we'd be back in the same situation.

Nicole Ueno: West Coast Longest pier. Would like to include green sustainable energy grid concepts into the pier. Ocean resource center, education hub, new advances in sustainable tech.

Virginia Wilson: What would OB be without a pier? Funding allocated for temporary safety measures and long range planning for replacement. Money is tight but funding was found for the ADA ramp, we can find the money for safety and to build it right.

Laura Dennison: Was there discussion about national money for repairs for infrastructure? Infrastructure Bill before congress and emphasis by Biden. Long term time-line. We could get in on that money would be great. It's not just our pier it's the City's pier.

Craig Klein: Stop gap repairs should not be something we are looking at. He believes that the pier is in worse shape than what has been lead on by the city and should be done right. Do it right. It's not going to withstand 2 more winters of the waves battering it.

Kevin Hastings: Recommendations were in press release. What can we get for X million? Price tags were based on existing design but taller. Demolishing the pier is a real possibility. OB would survive without it but no one is going to



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advocate for it. Worry about not doing something. If there is some catastrophic failure that could cause more damage and more cost as well as an eye soar until repaired. Advocates for both repair and long term solutions.

Andrea Schlageter: We all want to see it come back. Leans toward long term. If we can focus on green infrastructure we can leverage more funding. Extra commercialization of the pier may get us less money. Those who ask for the money often, get the money. There will be a working group, if you're interested in being on the working group contact Andrea.

Teddy Martinez: Clear it's a beloved landmark. Latest report was given to the council and the hope was to have staff to explain the pier. They will have a community forum with the experts soon. Will look at the short term vs long term approaches. Extent of the damage is beyond the cafe so they are going to open the pier up to that point. They will try to pull in some grants from federal funding.

Kevin Hastings: Thank you to OB Rag and Geoff Page for bringing this and the report to light.

OFFICER / SUBCOMMITTEE REPORTS

<https://youtu.be/pnkFMkaPccQ?t=5270>

Chair:

- Asked Miller to ask our housing policy adviser to give a presentation about the housing bills that are moving through the state legislature.

Vice Chair:

- PRC meeting 2 weeks. Catch up meeting.

Treasure Report:

- \$1035.61
- Anyone have any expenses prior to June 1st? Please submit receipts.

Secretary Report: n/a

LIAISON REPORTS

<https://youtu.be/pnkFMkaPccQ?t=5539>

San Diego Commission for Arts and Culture: The city has put together a helpful toolkit to help city residents and organizations navigate the application process for murals within the public right-of-way. A couple of examples could be crosswalk murals and intersection murals. The city requires that any artwork proposed for property owned by the city, under the jurisdiction of the city or both, be reviewed by the Commission for Arts and Culture and be approved by the city but they are now using the placemaking application processes to make the application process more streamlined. If you are interested in proposing a mural for City property or the public right-of-way, please review the mural application process and toolkit to get started. https://www.sandiego.gov/sites/default/files/mural_toolkit_fillable.pdf

ACNAC: Milestone vote for the part 150 study to move it forward it to the city. Study to reduce noise 55 decibel contour. Voted on to maintain decrease nighttime departure noise. Fred Cosmo shout out for helping us. <https://www.san.org/Airport-Noise>

OB Historical Society: Zoom presentation on the women of Presidio on their YouTube channel?

San Diego International Airport Arts Program: Shout out to Aaron Glasson, airport muralist who also has a mural on the side of the Little Lion.

Community Forest Advisory Board: advocate for tree in budget hearings. Park and recreation is being heard tomorrow.