



Ocean Beach Planning Board

Wednesday, July 7, 2021 / Virtual Meeting

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)			
X 1E Tracy Dezenzo	X 3E Virginia Wilson	__ 5E Numan Stotz	X 7E Nicole Ueno
X 10 Melanie Boda (late)	X 30 Chris Chalupsky	X 50 George McCalla	__ 70 vacant
X 2E Jane Gawronski	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
X 20 Richard Merriman	X 40 Craig Klein	X 60 Tom Gawronski	__ ALO vacant

CALLED TO ORDER AT 6:10 PM / ADJOURN 9:19 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

<https://youtu.be/DyO1QmvNVK8?t=693>

Consent item #1: 1615 Ocean Front Street PTS# 673099 & 612237

Consent item #2: Replacing Car Parking with Bicycle Parking.

KH/CK 13/0/0 Approved but with consent item #2 pulled from consent to be discussed later

MINUTES MODIFICATIONS & APPROVAL

Approved with change to the address mentioned by Jon Carr in the last NAPG CC/JG 13/0/0

REPRESENTATIVES REPORT

<https://youtu.be/DyO1QmvNVK8?t=861>

City Council District 2 Jennifer Campbell Report – Teddy Martinez

- Budget approved. Puts forth a lot of priorities from Campbell's office
- Met about our parks and rec ideas for Ebers park. Campbell loved them all. Logistics and funding are always a concern
- CIP priorities: Campbell's office will continue to prioritize, pier lifeguard, library and stairs that are in progress

CK: Luigis Pizza. removed parking lot, 8 spaces and an ADA space, erected a 6 foot tall enclosures, move their dumpsters near the sidewalk, obstructed curb cut so no access into the parking lot. Code compliance issue. **Teddy:** has not been made aware of it yet. OBMA aware? They have a policy of not getting involved when businesses break law.

Mayor Todd Gloria - Kohta Zaiser

- FY 2022 budget approved
- State is in budget season
- \$145 million infrastructure plan released includes \$2.1 for Bermuda and Library
- Pier funding. Office has put in request for funding allocations. Governor needs to sign. A couple million in funding is possible.



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NON-AGENDA PUBLIC COMMENT

<https://youtu.be/DyO1QmvNVK8?t=1501>

OB Library, Helene Idels

- Nice to meet everyone at OB Vibe
- Thanks Teddy and Kohta for mentioning the library and moving towards funding
- Expansion within the next 3 years
- Library opening not opening yet hope fall opening
- Friends book sale in fall

RM: where is the above-mentioned money going, infrastructure and expansion? Is the salaries paid by city budget. **Kohta:** money is not going to salaries. Will get more info.

AGENDA

Information Item #1: San Diego City Council Redistricting Commission

<https://youtu.be/DyO1QmvNVK8?t=1784>

The board heard a presentation given about the redistricting process that is underway.

Action Item #1: Inn at Sunset Cliffs PTS# 231328

<https://youtu.be/DyO1QmvNVK8?t=2404>

The board reviewed the application for a Site Development Permit/Coastal Development Permit and presented by applicants Chris Morrow, Walt Crampton, Chandra Slaven, and Lee Andelin presented project. Follow up to the Emergency SDP/CDP Projects No. 462790 and 469337. Project proposes a new tie-back, anchored secant seawall and stairway, and removal of the existing seawall; lower concrete deck; geotubes; and fill and other materials seaward of the proposed wall, associated with an existing 24 room hotel on a 0.56-acre-site, located at 1370 Sunset Cliffs Blvd in the RM-5-1 Zone. PRC recommended board approval of the project pending full consideration of ability to provide public access to the south stair (4-0-0).

View project documentation at <https://drive.google.com/open?id=1mj4p2cdNN3CtpFcgb7mR1QEZIZXXNUZ>

PUBLIC COMMENT:

Livia Beaudin: showed powerpoint and discussed multiple deck failures, unlawful fill, E Permit, deck below high tide line. After the fact permit could not be permitted. Coastal Commission did not support the project as proposed and notice of violation for unpermitted terrace and extra items on the 2019 CDP. Thinks this new plan is an improvement but its sill wanting to use public land for private gain. Deck proposal is not consistent with municipal code. There are other plans to protect the environment that they are not using. There has never been an alternative design that didn't include a deck.

Barbara Houlton: shared a powerpoint slide. Is opposed to the new plan. Ignores all previous conditions on the property. She has all the documents of previous issues.

Geoff Page via chat: The engineering comment that the area above the new wall had to be concrete to keep water from saturating the fill behind it makes no sense at all. There are many drainage solutions for that situation. I have to really doubt the presentation after hearing this explanation. My comment is based on a long career in construction.

Craig Sherman via chat: Legal council for the Houltons. Been trying to right the damage that has been done. Findings can't be made to support the environmental area and access and views. Access has been wiped out in the past. Views can't see down the coast because they've put up fences. Recommend denial.

Jeffrey Anson via chat: Agree with Livia. (Much of his testimony was broken up to me)

Gavin Fleming via chat: The Inn will close without the deck repaired.

Susan Booth via chat: Rip rap allows for infill with smaller sediments that helps stabilize the revetment. This type of erosion control wall is used worldwide with great success.

Kevin Hastings shared some comments he received prior to the meeting. View at <https://drive.google.com/open?id=1mj4p2cdNN3CtpFcgb7mR1QEZIZXXNUZ>.



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BOARD COMMENT:

KH: Thinks commenters criticism are valid. Adds that he doesn't think the public access (or private) access stair is feasible at this location. I'm sure the deck activities and income are essential to the Inn's viability. I'd like to think there's some way to accommodate the Inn's events without adding to the bluff. Roof deck?

CC: Not talking about encroachment. Public access. Am satisfied with the response from presenter for what the PRC asked for, even if don't agree with it all. But are Still building out the bluff. Would like to see alternative solutions for this. Supportive of the Inn but just not the deck and its impact on bluff.

VW: Arial photo Houlton provided shows the cliff edge where it would be. All the concrete extends beyond that. Applicant is trying to preserve area without permission.

MB: We need to see other options.

CK: Concern about extension of concrete deck. Not consistent with CC or law. Alternative plan preserving the natural contour would be preferable.

AS: Wind screen? Alternative Design Solutions? Why are there no renderings to show? Applicant: Wind screen - any wall needs a 42" guard rail to prevent falls. Applicant: Never had a rendering in the past.

KH: Drawings are trying to accommodate deck usage and that's critical to the Inn's business. Can you give us options? Why is this the only option.

TG: Public access is not a big deal here. Bluff edge should be something for the Coastal Commission.

TG/GM Recommend approving project as submitted.

Yea: AC, TG, GM **Nay:** MB CC TD JG KH CK RM AS NU VW. **Motion failed 3/10/0**

KH/MB Recommend denial of the application as presented. The Inn should provide alternatives that don't require extension of the bluff edge and do not obstruct the view cone.

Yea: MB CC TD KH CK RM AS NU VW **Nay:** AC JG TG GM **Motion passes 9/4/0**

Action Item #2: 4645 Santa Monica Ave. PTS# 666995

<https://youtu.be/DyO1QmvNVK8?t=7335>

The board reviewed the application for a Coastal Development Permit, Site Development Permit, and Tentative Map for a small lot subdivision of existing lot into 2 lots, construction of a new single family residence with attached companion unit, and conversion of existing guest quarter to companion unit at existing single family residence, at 4645 Santa Monica Avenue. The 0.16-acre site is in the RM-1-1 Zone. The PRC voted to forward to the full board without recommendation contingent on clearing significant cycle comments and recommend board carefully review the lot split variance (3-1-0).

View project documentation at https://drive.google.com/file/d/1jxe_v_GJsJbQd-ruBsqULV7q_Osxzw7f/view?usp=sharing

NOTE: Applicant reiterated that this is not a lot split and that it was a lot line adjustment.

BOARD COMMENT:

KH PRC: Lot split discussion. Variance lot split makes it under the required size. Focus on lot line split.

KH: Lot line split is asked because it allows them to build 4 units instead of 3 (2 dwellings plus 1 ADU) benefit to them and not the community. Doesn't think it's compatible with the community plan.

RM: What is the min lot size. 6,000 sq ft.

VW: Are they 2 lots now and just want to move the divisions? **Applicant:** Yes but vertical and horizontal.

AC: Appreciate the extra parking

RM: Front house goes way beyond the lot. **Applicant:** Lot line will just be shifted but not in half. FAR will still be consistent. Lot in front will be bigger in back but the FAR will be consistent.

VW: No access to Santa Monica. **Applicant:** Many in the area have houses in the rear with access to the street.

TD: Ask for redesign to offer more landscaping between the properties and access to Santa Monica. Also, it's not always going to be in this family forever and they need to access Santa Monica.

VW: Is it allowable to have the front less than 25' wide.

CC: There has been projects like this in the past that OBPB has seen and approved.

KH: Could develop the other way and be a shotgun style. This is a precedent we are setting if we vote for this.

VW: It could set precedent to split lots.



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AS: RM1 zone. Lived next to a house like this so there is a precedent.

TD/JG Move to deny project

7/5/0 Yay: MB TD JG TG KH CK VW **No:** CC AC RM GM AS (NU absent from vote due to tech issues)

Action Item #3: CIP Ad Hoc Committee Report

<https://youtu.be/DyO1QmvNVK8?t=9188>

The board discussed multiple projects that were proposed by the CIP Ad Hoc Committee and narrowed them down the following, with the proposed priority numbers. The meeting was running late so Andrea proposed continuing the discussion to the August meeting. The Ad Hoc Committee will bring a clean, proposed, motion before the Board at that time.

- 1 Pier with marine education center, wave energy capture, better bathrooms, extend stairs to the beach
- 1 Lifeguard / Police substation tower including safe, monitored and ADA compliant restrooms
- 1 OB Library expansion and upgrade
- 3 ADA access to shoreline in the following locations: Dog Beach, Volleyball courts off Spray Street, Lifeguard tower area or Saratoga Park, Cape May
- 4 Storm drain repair and retrofitting
- 5 OB Rec Center improvements
- 5 OB Parks: Saratoga, Spray, Veteran's, and Ebers parks improvements previously requested in our recent parks proposal
- 6 Estuary project: fencing to protect wildlife from pedestrians and canines
- 6 Rebuild the access stairs south of the pier up to Niagara/Narragansett alley

Additional items discussed but opposed by members were as follows:

- Serial roundabouts on West Point Loma at Abbott, Cable and Ebers
 - Not in support: RM. In Support: JG TD AS (AS: CIP may not be the most efficient use of a CIP. Suggested we request a traffic study instead)
- Walkable Newport: Closing the streets to vehicular traffic on 4900/5000 blocks
 - Not in support: CK RM
- Bike storage lockers located at Rec Center, Spray Street near volleyball courts and Pier area.
 - Not in support: KH YES: AG
- Pedestrian boardwalk from Dog Beach to the Pier
 - Not in support: KH AC CK

KH/AC: Move to support the above 9 CIP requests with the following priority

**At this time the meeting was running late, and we had lost a few board members (CC JG TG NU VW) due to time constraints. AS decided to continue the discussion to the August meeting. Yay: MB AC TD KH CK RM GM AS VW*

Action Item #4: Replacing Car Parking with Bicycle Parking

The Transportation Committee voted 6-0-0 to support the 2020 land development code update specifically for Municipal Code Section 142.0530 in Chapter 14, Article 2, Division 5 - Parking regulations, Table 142-05 F, the Ocean Beach Planning Board Transportation Committee supports the update to replace minimum parking requirements with bicycle parking at a ratio of two bicycle parking spaces for every 1 vehicle parking spot.

AS/TD move to postponed until the August meeting due to time constraints

Yay: MB AC TD KH CK RM GM AS VW



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OFFICER / SUBCOMMITTEE REPORTS

Chair: None, due to time constraints

Vice Chair: None, due to time constraints

Treasure: \$1023.63

LIAISON REPORTS

None, due to time constraints

EMMA