



Ocean Beach Planning Board

Wednesday, May 4, 2022 / Ocean Beach Recreational Center - 4726 Santa Monica Ave, Ocean Beach CA 92107

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	__ 7E Nicole Ueno
__ 1O vacant	X 3O Chris Chalupsky	X 5O George McCalla	__ 7O vacant
X 2E Stephanie Villamizar	__ 4E vacant	X 6E Kevin Hastings	X ALE Andrea Schlageter
X 2O Richard Merriman	X 4O Craig Klein	X 6O Tom Gawronksi	X ALO Susan Booth

Recording located

CALLED TO ORDER AT 6:05 PM / ADJOURN 7:55 PM

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

GM/CC 10/0/0. Yea: TD SV RM VW CK KH TG AS. Absent: NU, NS

MINUTES MODIFICATIONS & APPROVAL

TBD

REPRESENTATIVES REPORT

County Supervisor Terra Lawson-Remer – Rebecca Smith

- Climate change impacting wildfires. Voted to purchase dual-engine helicopters to battle blazes 24/7.
- Public Transit – Free for all youth under 18 starting May 1st through June 2023.
- Adoption Fiscal Year 22-23 budget participation. \$7 billion budget last year. Wants to expand this year, May 23
- May 23rd webinar 5 pm meeting.

Councilmember Jen Campbell – Linus Smith

- Budget resource allocations for short term rental and street vendor enforcement. Dates are not certain. Short-term rental and street vendor coming back to council May 17 then will go back to California Coastal Commission’s agenda.
- OB Palms – Palms that were removed prior week by the city was mandated order by the FAA and San Diego Airport Authority. OB Rag published a letter from FAA to San Diego Airport Authority stating an appeal could be made to remove palms. This could extend the deadline to remove palms 120 days and would allow an opportunity for public input. This was new information to their office.
 - CK – does that mean that all palm tree removal will be stopped until that process is completed?
 - Linus Smith – their office is looking into why the appeal process wasn’t take and why public input wasn’t permitted or given the opportunity to provide comment. Not sure if it will stop any more trees from being removed.
 - GM – what would happen if the city refused?
 - Linus Smith – the city has to comply with orders of the FAA and airport authorities because of state and federal regulations



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- o CK – is there an order in effect from the FAA to remove trees?
- o Linus Smith – no order that he knows of. The only order was to remove 5 trees
- o Public – currently nesting season
- o Linus Smith – will provide a letter with the order attached to the chair of OBPB
- o AS – email to KH
- o Linus Smith – 120 days will count from the dated letter, which he believes was dated in February 2022
- o TD – letter circulating from Mara Elliott in regards to non-enforcement for living in vehicles to the police. She has not asked the police to stop enforcing the habitation rules. Police are telling us they are being told not to enforce, we want to know who is saying this.
- o Linus Smith – was told by the mayor's office that law enforcement had been instructed to not enforce the habitation laws, but will look into that.

Mayor Todd Gloria – Kohta Zaiser

- Budget season, email AS any items.

Assembly Member Chris Ward – Rachel Granadino

- Budget season
- AS - Two new bills proposed
 - o AB2316 will allow renters without rooftop solar to apply for a credit on their energy bill.
 - o AB120 will make sure that federal funding will allocate money for crumbling infrastructure.

NON-AGENDA PUBLIC COMMENT

Daniel Smiechowski: Running for City Council Candidate D2.

Rich Riel: Stop sale of city owned land, wants a charter amendment for this issue.

Laura Dennison: Member of the Friends of Ocean Beach Library. The library will be open by the end of the fiscal year. Tuesday, May 31st will be a meeting on the city's revised plans for the Ocean Beach Library. Pier will be discussed at planning board meeting June 1st.

AGENDA

Action Item #1: Elect a Secretary

SECRETARY – Stephanie nominated herself.

TD/CK: Moved to appoint Stephanie Villamizar as secretary

Action Item #2: Appoint Numan Stotz

TD/GM: Moved to appoint Numan Stotz to D5 open seat

10/0/0 Yea: CC TD TG KH CK RM GM AS NS SV

Action Item #3: Appoint Susan Booth

GM/CC: Moved to appoint Susan Booth to at-large open seat.

10/0/0 Yea: CC TD TG KH CK RM GM AS NS SV



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Action Item #4: 4953 Coronado Ave PTS - 697315

The board will review the application for a Coastal Development Permit to demolish an existing detached garage at an existing single-family residence and construct a new 1,200 S.F. 2-story ADU with attached Garage, second floor deck and roof deck, at 4953 Coronado Avenue. The motion from the PRC was: Recommend approval of project contingent on meeting the FAR requirement in Code Section 131.0446(e).

Kim Grant presented the project.

KH: summarized previous recommendations and issues brought up by PRC and public comment.

Public: West and east neighbors/landlords made comments on property lines, easements, new fence heights and sunlight that neighbors/tenants will now have.

CK/TM: Motion to continue to June 1st meeting.

11/0/0 Yea: CC TD TG KH CK RM GM AS NS NU SV

Action Item #4: 4705 Point Loma Ave PTS - 681097

The Board will review the application for Coastal Development Permit for a demolition of an existing retail structure and construction of 2 MDU buildings with 4 units each at 4705 Point Loma Ave. This project is an affordable housing density bonus project of 8 units total. The motion from the PRC was: Recommend denial based on not complying with Community Plan in regards to building spacing [Section 4.6] and lack of ground level patios, courtyards and interaction with public right-of-way [Section 4.2].

Owner was unaware meeting was in-person, was only prepared for virtual meeting, asked to be moved to June meeting.

Information Item #5: Ocean Beach Estuary Enhancement Project

The board will hear an update about the OB Estuary enhancement project. This project is located at Dog Beach by the mouth of the San Diego river.

Megan F. and Araceli D. presented updates on the project presented in 2019.

OFFICER / SUBCOMMITTEE REPORTS

Chair:

Vice Chair:

Treasurer: \$981.37

LIAISON REPORTS