

# Minutes of the Ocean Beach Planning Board General Meeting

## 11/6/13

**6:04: Meeting called to order.** Present: Scott Therkalsen, Tom Gawronski, Pete Ruscitti, Andrew Waltz, Bill Bushe, C. Kevin Becker, John Ambert, Ginese Quann, Barbara Schmidtkecht Raeanon Hartigan (Joined after minutes approval)

**Agenda approved:** 9-0-0

**Treasurers Report:** \$317.83

**Relevant Representative Reports:** None

**Action Item #1: Certify Appointed Members:** None

### **Action Item #2: Veterans plaza design**

OBCDC New Veterans Plaza design presented. Steve Grosh presented the history of the project including the current problems with the existing Veterans Plaza along with the major public concerns, how they were addressed and the final outcome of the yearlong design phase.

Questions about materials, "hidden spaces" and map wall were fielded. Moving forward the OBCDC is just looking for about \$800,000 to cover the cost of actual construction.

**Motion by Pete; Seconded by Rae: motion to support design as presented with the condition that any significant changes will be brought back to the board. Vote 10-0-0**

### **Action Item #3: Alcohol beverage control license Type 21 – CVS Pharmacy (4949 Santa Monica Ave.)**

4 CVS Pharmacy representatives present. CVS loves the design, will not change it. Police department will make the determination because currently there are more licenses than are allowed in the census track. This is an "off sale" license which means its liquor-to-go only. Currently there are 3 active and one non-active (old Appletree) license present. 224 sq ft out of the 15,212 will be alcohol (less than 2%). There will be security cameras on premises at all times. Employees are treated well.

*Tom* starts with a board question: restrictions on container size? Yes there are no 40's, no pints, only 750's and above

#### **Audience questions-**

*Gretchen:* any community benefit package proposed by CVS? Answer: Yes they would do some type of community benefit (perhaps a weekly market in the parking lot, etc.)

*Man:* Any type of security at the door? Answer: we will rely on the effectiveness of cameras

*Denny:* will the parking lot be a paid lot or CVS use only? Answer: We will have to comply with city parking ordinance but applicant believes all the spaces will be required for store only use.

*Person:* what are the hours? Answer: Most stores are 9-10

*Person:* How many employees? Answer: Somewhere between 20 and 30 jobs within the community

*Craig:* would you be willing to agree to a condition use permit? Answer the expense and process is too expensive but the Police and the process has a means to address that.

*Woman:* What percent of sales volume are expected to be alcohol? Answer: average is about 5% of total sales, main focus is pharmacy and beauty.

*Steve:* any plan to have produce or fresh food? Answer: typically CVS does not, we'd be willing to look into it. Health license would not support those types of products

*Woman:* what about deliveries, any limits or restrictions?

**Speaker Slips:**

*Saad:* former owner of Appletree. We own former Bank of America building and are committed to putting a market there. We were waiting because we were concerned about another large store moving in. If you were to approve the CVS then we would put our market in to provide fresh food for the community. Please approve

*Jane:* Please deny the license, we already have enough liquor stores; the old store did have alcohol but also provided an added benefit to the community

*Tommy:* Please deny the permit; I'm a counselor and we don't need it. We have enough please deny.

*Bob:* if there is no store there then people will suffer, please look at the big picture. If this is denied then you will probably not have a grocery store on Newport. Please approve the permit.

*Kathy:* Police have not started their investigation. A CUP would be desirable. If they get the ABC license then that can be too easily changed. As approved the community will have no say in the future.

*Craig:* this application does not meet the convenience and necessity criteria. The only way I would support it is if they agree to a conditional use permit. If the board approves please make it contingent on a CUP.

**Board Comment:**

*Bill:* The difference between OB and PB/Mission Beach has disappointed me. These changes have not been beneficial to the community. The reason OB has not change is thanks to Ned Titlow, he went downtown and fought against more liquor licenses. Thanks to him we don't have bars and liquor stores on every corner. I'd recommend denial.

*John:* Type 20 vs Type 21 research. The area is saturated more than the threshold allows and this issue is only about the permit as presented.

*Pete:* CVS as a tenant is not the issue here tonight. The landlord can do as he pleases. If this were any other store would I be ok with it? The answer is yes. I don't like CVS coming in but I can't deny this based upon who the tenant is.

*Rae:* additional concern is about the building if someone does not move in then the development will be even worse.

*Scott:* My main concern is about the building use as well, clearly no grocer will go in here so if CVS does not maybe the building is used for a worse purpose. According to the CVS reps, the alcohol is only 5% of sales then approval or not should determine whether or not CVS is here. I believe the store type is important. That said, what I hear from the community that elected me is that they'd like me to deny this permit and so I shall.

*Barbara:* the building is empty, we've been waiting in vain for something. I'm still torn about it.

*Kevin:* Torn as well. Live close. This is about the license, I'd like to see more restrictions on it. I would vote to approve the license.

*Andrew:* Is there any way to make them use the CUP – Craig yes, recommend approval subject to conditions. I would want them to have to go for the CUP.

*Tom:* I'm not enthusiastic about adding what we already have. I'd have to oppose the license.

**CVS Response:**

They will agree to stipulated conditions within the ABC license. CVS is not a liquor store but we can't do a CUP because the city would not allow it if the city does not require it. There are a lot of bars and stores that sell only liquor CVS does a lot more than that. According to the property owner most of the grocers demand more than 15,000 sq ft., all the stores contacted we unwilling to go into a small store that needs to many upgrades.

*SDPD Lieutenant:* the investigation has only started so we are not really sure what's going to happen

**Motions:**

*Kevin:* moves that we recommend approval of this permit. Seconded by Pete.

*John* would like to modify the motion to include the addition of a CUP.

New motion accepted: approve with the contingency of the requirement of a CUP.

Motion withdrawn and agreed to by both parties

**Barbara makes a motion to table this item while we wait for the report from the police department (PCRM). Seconded by John. Vote 9-1-0**

**Action Item #4: Verizon Wireless LTE – Project # 316160 (2229 Bacon st)**

Upgrade of existing wireless facility. One change and screens added. Project review committee recommended approval as long as the blue stripe did not get thicker. No increase in noise.

**Pete moves to approve as long as blue stripe remains unchanged, in reference to city comment #18. Seconded by Barbara. Vote 10-0-0**

**Action Item #5 Verizon Wireless OB Pier – Project # 318137 (1711 Sunset Cliffs)**

Permit to upgrade and continue operation. Antennas will be shifted and something and louver boxes will be added for ventilation. All issues with city have been resolved. PRC voted to recommend approval 4-1-0

**Motion by Rae to approve as presented as long as the colors match; seconded by Pete. Vote 10-0-0**

**Action Item #6: The end zone/BBQ – Project #307265 (5025-5029 Newport Ave)**

*Applicant:* The front will be beautiful and we added a doggy door.

No significant changes or issues were presented from the approved PRC plans. The correct number of parking spots has been provided with some located offsite at the Bank of America.

**Motion: Rae moves to approve as presented; seconded by Pete. Vote 10-0-0**

**Motion to Adjourn by Barbara, seconded by Scott: 10-0-0**