



Minutes of the Ocean Beach Planning Board Special Meeting 7/23/14

6:05: Meeting called to order. Present: Tom Gawronski, Jane Gawronski, Pete Ruscitti, Robert Shamoun, Kevin Becker, John Ambert, and Valerie Paz, Drew Wilson, Seth Connolly, Scott Therkalsen. Andrew Waltz and Raeanon Hartigan joined late. **Quorum is present.**

Agenda Approval: John moves to amend the agenda, Drew seconds: 10-0-0.

Minutes: John moves to approve both the June and July minutes, Valerie seconds: 10-0-0

Treasurer: \$183.90

Relevant Representative reports: Chet discussed the logistics of the community plan city council hearing explaining that a package is expected to be voted on with a few of the Coastal Commission items remaining to be decided. Cameras are up on the Police Trailer. Construction on OB entryway phase II project should be started today.

Action Item #1: Ocean Beach Community Plan Revisions

Teresa handed out and explained a spreadsheet detailing Coastal Commission recommendations, city staff discussions and the final outcomes (or lack thereof) of each comment along with a memo signed by the city. Discussion revolved around the outstanding “non-agreement” comments. Staff decided instead of a glossary, as the board suggested, to include definition within the document. The other prior issues the board had seem to have been resolved.

Valerie moved that the revisions, as set forth in the memorandum from William Fulton, Director of the Planning Department, be accepted by the board; Jane seconded: 10-0-2 (Andrew and Rae abstained because they joined late in the discussion)

Non-agenda public comment (revisited from earlier on the agenda): Tom R. concerned about density increases and the development of city lands. He asked that the board resist the further development of any public lands. Frank G. explains concerns about danger of the freeway exit/entry corridor into Ocean Beach where at least 2 deaths have occurred.

Information Item #1: Proposed Residential Project (2143 Bacon St.)

Applicant is concerned about the limitations of expanding his home. After working with the city and learning some of his ideas were not within code he is interested in hearing ideas from the board. The applicant is seeking a way to maximize his buildable space with his current plans well above the allowed FAR in OB. The applicant questioned the board’s support of an idea to move the 2 side tandem parking spots to the front. The board asked questions and made comments about this and several other general ideas suggested by the applicant.

John made explicitly clear the boards’ past history of voting strongly against any FAR variances. Seth clarified that although FAR variances are usually not supported by the board there can be other creative solutions to design problems that are supported by the board. Plans were presented, examined and all agreed the amount of development the applicant is seeking is

going to be very tricky. Applicant was encouraged to be a shining example of building creatively and building within the code the new community plan is fighting to preserve.

Valerie Moved to adjourn, Scott seconded: 10-0-0 (Tom and Jane left before the vote)