

Minutes of the Ocean Beach Planning Board General Meeting

11/5/14

6:06: Meeting called to order. Present: Andrew Waltz, Pete Ruscitti, Seth Connolly, Valerie Paz, John Ambert, Dan Dennison, Mike Nieto, Scott Therkalsen, Rae Hartigan, Drew Wilson, Tom Gawronski, Jane Gawronski.

Agenda: Agenda modified to add mid-way planning group liaison. **Moved for approval by John seconded by Rae: 12-0-0**

Minutes: John moves to approve Oct. minutes with typos corrected, seconded by Drew: 9-0-3
Treasurers report: \$515.72

Relevant Representative Reports: Chet from D2 - Entryway should be completed mid-November. A ribbon cutting ceremony was strangely scheduled for mid-December after the current representatives are gone. Luckily there will also be a ribbon cutting closer to the time the project is actually finished so that the community can honor those representatives that worked on the project. John Ambert is working with the council office on an OB trashcan project.

Non-Agenda Public Comment: Scott Andrews worried about project at the corner of Sunset Cliffs and Voltaire, he feels that is not the right spot for the project and that is too close to the street front. **Frank Gormlie** made an announcement about the OB community plan float in the Christmas Parade. **Kathy Blavitt** spoke to the project on Niagara and noted that it is on an historical cottage list and thus a project such as this deserves special consideration. The historical society would prefer that cottages are kept up front with new units added in the back of the lot. **Seth Connolly** announced this will be his last meeting. **Rae** announced this will be her last meeting.

Action Item #1: Ford Residence CDP – Project #353748 (4541 Del Mar)

John related the PRC comments noting that the committee felt the project was out of step with the community plan in bulk and scale and other ways. The applicant was encouraged to work on the design with the committee's suggestions in mind.

The **applicant and contractor** presented a new version of the project: they noted that they redesigned the project to try to address the concerns of the PRC. Updates included changes to the orientation of the roof line and the addition of a balcony on the right front side of the home. A new picture was presented with the changes and the existing/proposed landscaping.

Public questions/comments:

Kathy: is the foot print still 40 foot wide? **Applicant** answers yes. **Kathy** notes that the rendering appears to be out of proportion.

Nearby resident has no objection except for the fact she prefers a trampoline not be located in the front yard.

Frank asked what's the square footage **Applicant** 3173 and a 611 garage

Gentleman asked about space between house and edge of fence line **Applicant** answered that it is 5 feet from the property line **Gentleman** is concerned about the closeness.

Kathy reiterates her concern that the rendering is misleading

Board comment/questions:

Valerie asked about the reasoning for the bulk in the front design. **Applicant** said this design is a function of the way the sun is received on the lot.

Seth noted that the concern in the precise plan are for bulk and scale and he feels that the applicant has made compromises to try to work with PRC suggestions.

Jane notes the other houses are stepped back with their 2nd stories. **Applicant** answered that there is a 2 story front house across the street and up the block.

Tom: strongly objects to the building because it is not stepped back and strongly objects to the project and notes historically the board has denied these projects.

John applauded the vast improvements since the last meeting.

Scott asked the reason for the lack of windows on the first floor street front. **Applicant** answered that it is part of the function of the house. The front room is an office with built in cabinets on the front wall that doesn't allow for windows.

Valerie asked about the experience and property value implications for the property. **Applicant** stated that a new modern building is certainly an improvement and noted that tastes change over time and they have gone out of their way to compromise the design they wanted to appease the public.

Rae noted that she thinks the roof change doesn't match the house.

Mike asked about the landscaping and applicant answered that there is a lot of decking and minimal turf being used

Pete notes that the project has come a long way and the applicant really has worked with the planners. Also, notes the house is not for him but he would reluctantly support this project as it meets code and compromises have been made.

Seth notes that he would have voted for either rendering and it is within the scope of the existing community plan.

Seth moves to approve as presented, Dan seconded: 7-5-0

Action Item #2: Newport and Abbot Crosswalk Mural Concepts

Pete noted ideas about how to improve the Newport and Abbot area. An ADA compliant crosswalk on the south side is too difficult but one can be placed on the north side and there is a city process to potentially create a mural signifying the pedestrian nature of the area to drivers.

John presented a detailed analysis and a few potential options.

Mike's concerned about the blind corner

Rae's concerned about an uncontrolled crosswalk; would like to see a stop sign.

Pete said the engineer he met with said the project could be done pretty readily.

Valerie noted that there could be liability issues.

Scott noted that he thinks it should be done as simply as possible.

Seth encouraged the vision to be all encompassing including Veterans Plaza.

Pete's concern is about the loss of the funding if the project takes too long.

Andrew noted that any mural should not be in competition with Veterans plaza.

No action was taken. Potential options may be presented at a future meeting.

Action Item #3: Bacon and Santa Monica Bike Corral

Goal of a bike corral is to make people more aware of bikes and have a place to park the bikes. **Pete** moved to support the installation of a bicycle corral in Ocean Beach along the Bacon Street Bike Boulevard, seconded by Andrew: 12-0-0

Action Item #4 Bacon and West Point Loma roundabout

Pete reported that traffic engineers said the concept of a traffic circle would be workable. City wants to know if the board supports the idea of investigating the concept.

Drew supports the idea.

Tom's worried about Bo Beaus.

Pete noted that a nice traffic circle would cost more.

Scott noted that he's worried about over engineering a solution but would support investigating anything but a traffic signal.

Rae said the intersection is very confusing currently.

Scott moves to instruct the city to investigate the feasibility of a traffic circle at Bacon and West Point Loma, seconded by Jane: 12-0-0

Relevant board announcements: PCPB wants our help responding to updates to the land development code but it's probably too late now. Rec Center's being redone. OBMA is covering most of the costs for the private security in the area and now's the time to give feedback.

Adjourned by Pete at 8:04.