

Minutes of the Ocean Beach Planning Board General Meeting

9/3/14

6:09: Meeting called to order. Present: Scott Therkalsen, Tom Gawronski, Andrew Waltz, Pete Ruscitti, Drew Wilson, Raeanon Hartigan, Robert Shamoun, C. Kevin Becker, Jane Gawronski, Seth Connolly, Valerie Paz, John Ambert, Dan Dennison and Mike Nieto joined the board during action item #1.

Agenda: after modifications of the agenda, deleting action item #2 and adding a report on reusable water, agenda **Moved for approval by John, seconded by Seth: 12-0-0**

Minutes: motion for approval of minutes by Rae, seconded by Seth 12-0-0

Treasurers report: \$607.00

Non-Agenda Public Comment: Nicole spoke about her new role on the bicycle advisory committee. Also mentioned she's not in favor of a stop sign at Newport and Abbott and asked that the board start a discussion.

Kathy from "Nextdoor" social network reported that our community will be a trial area for a new product.

Frank reported that we need to have a victory party for the passage of the Precise Plan; he also voiced his concern about the city's loss of lifeguards

Relevant Representative Reports: Chet: he's revved up about raising funds for the new OB library. Looking at October in front of Coastal for the Community Plan. Bad news is phase 2 of entryway project is taking longer but good news is it is because more is getting done. City funds have been found to continue the expansion of the private security patrol around Newport under the auspices of the OBMA.

Action Item 1- Appoint New Members

Pete verified that appointment candidate's signatures were valid and the 2 candidates for board vacancies briefly spoke. The board then moved forward with approvals.

Pete moved that we appoint Dan Dennison, seconded by John: 12-0-0

Pete moved that we appoint Mike Nieto, seconded by Rae: 13-0-0

Action Item 2 (moved from 3): Three on Abbott #361932

The **applicant** presented the project very briefly, laid out plans and a scale model. Pete then reviewed the issues that were discussed at the OBPR committee meeting (where the vote was 4-3 in favor of the project).

Jim Levison public comment: he lives in the area and feels the empty lot is a blight on the neighborhood and that this new construction would be an improvement.

Frank: clarified that each unit does have an office with a full bath and kitchenette.

Applicant answered a question noting that the units will eventually be condo mapped.

There was much round table discussion about the parking issue including how many spots are actually needed, would a curb cut fix the issue, and how many street spots would be lost to provide a curb cut for the applicant (which would make the project parking legal even if the

“offices” were counted as bedrooms). **Seth** pointed out that making a habit of approving curb cuts may not be the best idea. **Applicant** stated that his lot was unique and this corner lot should be allowed a curb cut according to his reading of the code.

Tom asked if this was initially classified as a two bedroom, the **applicant** said that it was but they were then reclassified as single bedrooms with an office.

Rae questioned if the lift would limit the garage use as storage. **Applicant** stated that they meet the required storage capacity.

Drew voiced his concern that the most important issue for the community was parking and this may exacerbate an ongoing problem.

John suggested a property deed that would not allow conversion to a two bedroom. **Seth** pointed out that we may then be legally walking a fine line with code enforcement.

Applicant stated that the expected rent was around \$3000 which seemed high to the board for a one bedroom.

Tom stated he'd be in favor of the project if there was a curb cut or if the second bath was shrunk to a half bath.

Applicant stated that in a real world scenario there may actually be more than the 5 required spots used by the eventual owners.

Pete said he would be in favor of a curb cut with these exceptional properties and thought that this lot frontage would not apply many places.

Scott pointed out that if we favor the curb cut we are essentially providing two private spots for this project at the expense of two public spots which would probably not be something member of the community would favor.

Drew said he thought the community would be better in the long run if there were additional private parking spots so that those people would not be in competition for street spots.

Jane voiced her support of a “strong recommendation” for a curb cut along with approval of the property.

Scott raised the issue of the precise plans call for designs which take their cue from and are compatible with the existing community.

Applicant stated that their original design was a lot larger and this was really the best they could do with the limitations that the site has.

John spoke about the unique character of the properties and the fact that they actually may step down from those to the west

Seth reported he voted for it at the project review committee and will vote for it again.

Jane spoke in favor, noting that these properties may be the evolution of the beach cottage.

Rae noted that attempts to imitate history don't always work out.

Jane moved to recommend approval of the project as submitted with a strong recommendation to the city that a curb cut and a driveway be provided on Voltaire, Bobby seconded. The vote after the following discussion was: 11-3-0

Motion discussion:

John asked for a friendly amendment to provide a deed restriction. **Jane** denied this request.

Scott said he may approve the project but not with a curb cut which may help these 3 homes but would negatively impact the entire surrounding community.

Rae asked what the justification for the curb cut was. It was explained that if these were hypothetically two bedrooms then the curb cut would give them proper parking.

Relevant board announcements: Pete reported that an EIR is being prepared for a retroactive permit for the deck at the Inn at Sunset Cliffs. Valerie has requested the city water division to come speak with us.

Adjourned by Pete: 14-0-0