



# Ocean Beach Planning Board

Wednesday, June 7th, 2023 / 6:00pm 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 NumanStotz	_7E Vacant
__10 vacant	X3O Susan Booth	_50 vacant	__70 vacant
_2E Stephanie Villamizar	X4E vacant	X 6E Kevin Hastings (6:10)	X ALE Andrea Schlageter
X2O vacant	X 40 Chris Peregoy	_60 vacant	X ALO Chris Chalupsky

CALLED TO ORDER AT 6:01 PM/ ADJOURN 7:55 PM

## AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

AS/ 9/0/0.Yea: TD SV KH VW SB CP CC AS NS. Absent:

## MINUTES MODIFICATIONS & APPROVAL

AS/ 9/0/0.Yea: TD SV KH VW SB CP CC AS NS. Absent

Not provided, tabled until next month

## REPRESENTATIVES REPORT

None Present

AS with more:

- City Council to hear safe camping ordinance at 1pm next Tuesday June 13<sup>th</sup> – phone in or Council Chambers to give comments – relates to camping on the streets
- This Saturday a Pier meeting, PLNU Liberty Station – 2<sup>nd</sup> public engagement meeting
- Budget revises have been submitted- report online
- Receiving in-home food bins – 1 business day before green bin exchange – no charge within 14 business days of receipt

TD – on record as disappointed no one from Jen Campbell’s office is here at the meeting

## NON-AGENDA PUBLIC COMMENT

none



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## AGENDA

### Information Item #1: Bacon St Roundabouts

Phil Rust from City's Transportation Dept – background on proposed Bacon St Roundabouts

- Powerpoint presentation
- Reduction of crash energy – simplify interaction
- Cape May to WPL – early next summer
- If isn't accessible ped ramp on corner, will have to install within project – bacon and brighton example
- Bicycle Blvd – slow to calm environment for bikes to use – roundabouts to support that
- Stop signs more tempting to speed up between – roundabouts prevent that increased speed up
- Back in August asking for support – vote on action

AS – is this fully funded? PR – Yes

#### PUBLIC COMMENT

DR Susan Foley – to read letter from residents

#### BOARD QUESTIONS

TD – Why did city pick most expensive option?

PR – to do with resurfacing, greatly reduces cost, storm drains replacing or reconfigure would be more expensive

TD – projected end date?

PR – will have to ask

SW – traffic study done at this intersection vs bikes on potholes? What's the logic?

PR – made sure no impact to schedule, impacts are for other reasons

PR – traffic study, no major crashes, no fatal, not addressing this issues with this project

KH – other roundabout needed to go through Coastal? Will this?

PR – I think so

KH – Voltaire no longer in consideration?

PR – adding that would increase the delay, decided to do it later

CC – budget has been confirmed for this?

PR – because of saving to project, yes

CC – actual timeline?

PR – summer was info project team provided

### Information Item #2: Wakeland Housing Purchase of OBCDC Property



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Rebecca Louie – 2147 Abbott St

President/CEO of Wakeland

- Non-profit since 1998 – affordable housing developer
- 7600 affordable homes built, 53 different communities, serving 39,000 people
- Property – 14 unit apt complex, sitting empty for almost 2 years
- MUST be used for affordable housing until 2052
- Convert it into 13 units and 1 office
- Tenants sign leases, held to property rules – actual apartments
- On-site maintenance, case managers and property managers
- Gated, controlled access with cameras
- Fall for renovations, people move in by end of 2023, first of 2024

### **PUBLIC COMMENT**

Chelsea - What is the vetting process?

-Referrals through Coordinated Entry System

-Criminal Background checks, signing a lease

-Not restricted for seniors, but likely 55+

-Pay 1/3 of income for rent

-Zero tolerance for illegal drug use on site

Able to prioritize OB area residents?

-Unable although there will be a request for that, but cannot be discriminatory

Jim Musgrove – Not for homeless, but homeless people, timeframe from when off street til can move into property? How helping OB if bringing people from outside of 92106/7 area?

-cant control where in the system residents will come from, can't prioritize

Mark Winkie – endorse what is going on with Wakeland

-well known names we'll try to make a priority

-a positive move – it is not homeless housing

Don C

-Clairemont Town Council BOD

-Concerns and skepticism is understandable

-Take time to listen and understand apprehensions

Bruce C



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-Resident with Wakeland

-lost everything, needed a place, they helped me, been with them ever since

Catherine

-would like an update

-several big complex, this is a smaller complex, any challenges?

### **BOARD QUESTIONS**

CC – more about your background Rebecca

Rebecca – planning degree, from Alaska, working with SanDAG, been with Wakeland 18 years, CEO for 1 year

SW – why no longer a womens shelter

- Funding just isn't there for that

SW – whats the attrition rate

- Most attrition comes from residents passing away, but no level to be kicked out

KH – I know you don't have to be here, so we appreciate you being here

VW – a much better use of this resource than renting by the night, etc.

### **Action Item #1: OBTC Letter Regarding Closing the STRO Host Loophole**

TD reads letter by OBTC advocacy committee, aimed at the City Council in regards to issuance of 115 STR permits to one entity. Letter will be sent to all elected

-suggests – limit tier 3, 4 licenses to percentage of dwelling units in one complex or building, example, tier 3 licenses limited to 25% within one complex, or 2 units, whichever is greater

-adopt planning commission's recommendation to limit or cap number of tier 3 licenses within a single planning area

-require an individual ssn or tax id added to application process, allows city to vet hosts and owners

-link penalties and license revocation to the owner, not just the host

KH – nowhere else in the city is this happening with one single entity, all within the last month

-no one from Jen Campbell's office is here, they have received many phone calls, maybe they need to receive more

TD – I'd like to thank Mike for bringing this loophole to the forefront, allowing us to combat it



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## PUBLIC COMMENT

Mark Winkie – some kind of regulation within the beach communities

Dan G – The issue is the loophole, it’s a problem, can it be presented against not just this one bad actor, but any potential down the road

Catherine – Is there a record of any lawsuits brought against him? How could he do this?

Stacy – nothing in this letter mentions the 115 licenses that have already been issued. What happens to those of us who have already been evicted? They need to be mentioned

## BOARD COMMENT

VW – key selling point of this ordinance was 1 license per human being, one person one licence, how has this been removed as a requirement? How many other possible controls promised in advanced of the vote, are not represented here

KH – this is happening in othe parts of the city where a whole complex is converted, city says they can use a “proxy host”

-in short term, when a building has more than 5 units, and convert all to STR, building code is Hotel, it’s a change of occupancy, can be done, but coastal dev permit and lots of time, maybe can be enforced

CC- feel pretty bamboozled about the whole thing

AS – needs a corrective punishment to the host. If there is a threat to get you in trouble and face a fine also, maybe prevent that list of proxy hosts – friendly amendment of letter

- Violators of this loophole are bad actors and should be banned from ever having a license again

**VW/:** Moved to approve letter to City Council, AS to write an addendum

**9/0/0** Yea: SV VW SB CP AS CC abstain: TD

## Action Item #2: Ad Hoc Committee for Planning Board Application

**AS/NS:** Move to form ad hoc committee with KH, TD, CC to help formulate the application process

**AS/ 9/0/0.**Yea: TD SV KH VW SB CP CC AS NS. Absent

## OFFICER / SUBCOMMITTEE REPORTS

### Chair:

No Update

### Vice Chair:

No Update



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**Treasurer:**

5/31/2023 balance: \$927.43

Expenses:

## LIAISON REPORTS

None

DRAFT