

OCEAN BEACH PLANNING BOARD

PROJECT REVIEW COMMITTEE – MINUTES

Wednesday July 19, 2023 at 6:30 PM

Ocean Beach Recreation Center – 4726 Santa Monica Ave

□ Documents for agenda items are available at: www.oceanbeachplanning.org/meetings □

- 6:30 PM Call to Order 6:30pm Start
- Quorum/Introductions KH, SB, CC, CP, SV absent
 - Agenda modifications and approval Motion: Susan Second: Chris C Yea KH, SB, CC, CP
 - Minutes modifications and approval Motion: Chris Second: Susan C Yea KH, SB, CC Abstain CP
- 6:35 PM Non-Agenda Public Comment
- Two minutes per speaker for issues not on the Agenda and within the purview of the Board.
- N/A
- 6:40 PM Action Item #1 – 4732 Del Monte Ave (Project #1080983)
- The proposed project is a Coastal Development Permit to demolish two existing dwelling units and construct two ADU's with an attached garage. The site is zoned RM-1-1 with overlay zones including Airport Land Use Compatibility Overlay Zone (San Diego International Airport and NAS North Island), Airport Influence Area (SDIA Review Area 1 and NAS North Island Review Area), FAA Part 77 Notification Area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area), and Transit Priority Area. The site is within the Ocean Beach Cottage Emerging District.
- 10 minutes for presentation
 - 5 minutes for public comment
 - 15 minutes for subcommittee comment and motion
- 3 dwellings, 2 rear units removed off alley, replaced with 2 ADUs over garage
1200 sq ft ADUs 2br/2.5BA – 2 lower 2-car garages
City standard driveway replacement, keep driveway as-is
SB – Does it have 3 ft side setback
Close but would not meet standard
KH – lets wait on this, but doesn't conform to correct standards
Front house remains
Historic cleared
10 ft rear setback, alley slopes
Balconies on each unit
4 parking spaces
KH – exiting house is a 3/2, ADUs don't require parking, technically over parked
- Driveway must go into legal parking space, not within setback
 - Put on paper the front parking space
- CC – if you have existing curbcut, leave it
SB – Comment 6 about replacing other existing curb and sidewalk, did they have comments about doing additional curb and sidewalk?

They had one comment – just use the driveway

SB – why do they want you to make repairs to someone else's trench repair that wasn't satisfactory?

Because its adjacent to the property

CC – 10 ft setback, why is that? Why the distance? Why 10ft when you only need 5?

Alley and property slopes, needed the transition points

CC – Was that the sole driver?

Yes

SB – Stucco exterior? Any decision on color?

Is there a color palate that would like nice? It's up to the owner

KH – Community plan calls for removing curbcuts as safety issue, could remove front driveway and still comply with, but front tenants would park back there, they are for ADUs is that true?

That would be the parking for the back

KH – I like curbcut in this scenario, greater benefit to community overall, but by words of community plan, some may interpret differently

CC – I agree basically, with Kevin, from a livability standpoint, want to park in front, draw in parking spot and dotted lines to alley as Plan B

SB – Dare I ask, will these be short term rentals?

Rentals, anything rents, owner has lots of properties like this, doesn't have a property management company, does this by himself, hes a mom and pop guy, wants tenants to stay for years

KH – you said it was cleared by Historical, not clear to me from comments, front prop may have historical significance, may effect work on rear property

When I submitted to historic, it included window schedule, after it cleared, I removed window schedule when submitted to coastal, so they want to see it

KH – vague comment, don't know what they are asking for, rear units cleared by historic, I would want to see historic cleared before I support it to full board, maybe even before Andrea puts it on agenda for the full board

KH – driveway only other thing that could change project

CC – I think you leave it as-is

SB – How old is the front house

Well, 1938, added in the rear in 1959

KH – what's your timeline on this, 2nd set of comments moves faster

CC – will we have another prc meeting in August? He could come back at that meeting

KH – That's an option

CC – vaulted ceilings, why not go higher with the windows on the south view, having the windows higher will effect the light coming in from the sun, dwellers will be appreciative, from experience, my house is the same setup

KH – we agree we want to see city response on some things, historic is the biggest part

If you trust me

KH – I wont. I don't trust the city. Its not even in your control, right

KH – Whether I like project or not, and I like your project, I tell Andrea whether significant items are clear,

I have your support to keep the driveway as-is

KH – You have my support

CC – the minutes will support that, us saying it makes no sense

KH – city f'ed up and put through permit process, for ordenance that wasn't approved by coastal, saying you don't have to go through CDP to do ADUs cause DSD is full of morons

CC – that's why windows convo went that way

KH – I support project conditional on significant historic items being cleared

CC – are we motioning to go to board?

KH – we make motions of whether project meets community plan, we cant slow down a project, cant speed up project, provide opinions on quality of project

CC – do you want me to make a motion? I would conditionally support project, based on successful resolution of historic window related comments, not driveway

CC – I motion to conditionally support this project based on successful resolution on the historical comments

KH – I'll second that

CP – we have a motion to conditionally support this project based on the successful resolution of the historical comments

KH – Any other comments before we vote?
SB – about the windows, historical comments about the windows?
CC – I think only historical comments are about the windows
KH – I don't know if its just windows
CC – ok we'll leave that out
CP – ok, last time, we have a motion to conditionally support this project based on the successful resolution of the historical comments
KH – all in favor? Aye
SB – aye
CC – Aye
CP - and Aye

7:05 PM Officers' Reports

No reports

7:10 PM Adjournment

Meeting adjourned at 7:35pm

For more information please contact:
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