



December 18th 2013

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On December 11, 2013 the Ocean Beach Planning Board held a Special Meeting and voted 8-0-0 to approve with modification the Draft Community Plan Update. The recommended modification(s) are:

Global Changes & General Comments

- Verify the boundaries of the Ocean Beach Community Plan Area and correct all maps in the Plan as necessary. (The OB Planning Board has received public comments disputing the current depiction of the southern boundary near Adair Street.)
- Make the following change throughout the Plan: Where there is reference to “LEED” add “or LEED equivalent, Cal-Green or other green building rating standards.”
- Make the following change throughout the Plan: Add “bikeability” or “bikeable” everywhere “walkability” or “walkable” is located.
- Board member John Ambert has submitted to you (via electronic means) some additional photographs and diagrams for insertion into various areas of the Plan.

Introduction

- Add following text as one of the Plan Goals listed in the **Introduction (Page Intro 03)**: *“Encourage smart growth development that is transit-, pedestrian-, and bike-friendly.”*
- Add following text as one of the Plan Goals listed in the **Introduction (Page Intro 03)**: *“Develop and maintain Ocean Beach as a live/work/play community.”*
- Add the following sentence to page **Intro-06**, in the section discussing Proposition D: *“The 30-foot height restriction is important to maintaining the character of the community as well as coastal views. A parcel's natural ground level, prior to any grading or landfill, should be used to calculate this distance.”*

Land Use Element

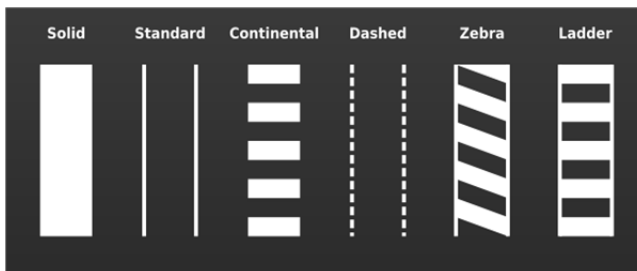
- Add the following Goal to the **Land Use Element (Page LU 4)**: *“Maintain all public lands and public easements and keep free from private development.”*
- Add the following Goal to the **Land Use Element (Page LU 4)**: *“Encourage sustainable development through neighborhood-scale best practices that focus on creating ecologically healthy and resilient areas. Evaluate opportunities for efficiencies in systems such as utilities, transportation and waste-stream management.”*
- Verify the correct zoning designation for all areas of Ocean Beach Park (to include the OB Pier Parking Lot, Veteran’s Park, Saratoga Beach Park, and Brighton Avenue Park) and correct **Figures 2-1, 6-1, 6-2, and others** as necessary. (The City’s official zoning map shows these areas as being in the CC-4-2 or RM-2-4 zones. However, the aforementioned figures show these

areas as resource-based parks.) If corrections are necessary, please ensure that they are made on ALL maps in the Plan that depict land use designations, which includes more than the 3 maps listed above.

- Add the following Recommendation to **Section 2.2**: *“Encourage the City to adopt pilot programs aimed at creating incentives for more sustainable, mixed-use commercial development.”*
- Add the following Recommendation to **Section 2.2 AND Section 4.3**: *“Encourage increased use of sidewalk cafes and outdoor seating that conform to public right-of-way requirements.”*
- Add the following Recommendation to **Section 2.4**: *“Consider alternative storm water management strategies that become public park amenities including swales in parking lots and dry infiltration basins.”*

Mobility Element

- Modify the 2nd paragraph of the introduction of the **Mobility Element (Page ME 3)** to read: *“... enhancing desirable outcomes associated with the City of Villages growth strategy in terms of bikeability, walkability and pedestrian orientation.”*
- Modify **Recommendation 3.1.1** as follows: *“...including, but not limited to, sidewalks and curb ramps where missing, bulbouts, ~~and enhanced marked crosswalks~~ traffic signals timed for pedestrians, alternative crosswalk striping patterns and raised crosswalks aimed at improving...”*
- Add the following image to **Section 3.1**:



OB Planning Board District 1 Representative John Ambert has emailed this image to City staff.

- Add the following Recommendation to **Section 3.2**: *“Coordinate with MTS to restore weekend and evening service on Route 923 soon as possible.”*
- Add the following Recommendation to **Section 3.2**: *“Coordinate with SANDAG to advocate for a light-rail trolley (LRT) extension serving Ocean Beach.”*
- Modify the last two sentences of **Paragraph 1, Section 3.3** to read: *“Local streets provide intercommunity access to the neighboring communities of Midway to the east, ~~and Peninsula to the south~~ and Mission Bay Park to the north. Due to the location of Ocean Beach, this community cannot be accessed from ~~north or~~ the west.”*
- Combine **Recommendations 3.3.2, 3.3.3, and 3.3.4** to read: *“Implement traffic calming measures at the intersections of Bacon Street with West Point Loma Boulevard; Brighton Avenue with Sunset Cliffs Boulevard; and Orchard Avenue with Sunset Cliffs Boulevard. Facilities such as traffic signals or traffic circles should accommodate all users of roads including motorists, cyclists and pedestrians.”*
- Combine **Recommendations 3.3.5 and 3.3.6** to read: *“Implement congestion and safety measures at the intersections of West Point Loma Boulevard with Sunset Cliffs Boulevard; and West Point Loma Boulevard with Nimitz Boulevard. These measures should accommodate all*

users of roads and may include, but are not limited to, additional dedicated turn lanes for motorists, protected/separated bicycle lanes, and pedestrian safety measures.”

- Add the following Recommendation to **Section 3.4**: *“Implement and expand upon the bicycle strategy specified in the San Diego Bicycle Master Plan by creating a dedicated, intra-community bikeway network.”*
- Modify **Recommendation 3.4.4** to read: *“Provide short-term bicycle parking including bike racks, bike corrals and bike lockers in high-activity areas. Encourage businesses to support active transportation by providing safe and secured parking for bicycles.”*
- Add the following Recommendation to **Section 3.5**: *“Encourage transit use by visitors and residents to relieve demand for parking.”*
- Add the following Recommendation to **Section 3.5**: *“Encourage developers to provide secure bike parking equal to the number of car parking spaces provided.”*
- Add the following Recommendation to **Section 3.5**: *“Encourage the installation of electric-vehicle charging stations and parking areas for car-share vehicles in high-activity areas of the community.”*

Urban Design Element

- Add a view cone to **Figure 4-4** at “Surf Check Alley” – the alley running parallel to the beach, adjacent to the OB Pier Parking Lot, connecting Newport & Niagara Avenues.
- Add the following Recommendation to **Section 4.2**: *“Lot-splitting should be discouraged and residential lot sizes should be maintained in their existing condition to the highest degree possible.”*
- Add the following Recommendation to **Section 4.3**: *“Encourage sustainable development in mixed-use districts through district-scale best practices that focus on creating ecologically healthy and resilient communities. Evaluate opportunities for efficiencies in systems such as utilities, transportation and waste-stream management.”*
- Add the following Recommendation to **Section 2.2 AND Section 4.3**: *“Encourage increased use of sidewalk cafes and outdoor seating that conform to public right-of-way requirements.”*

Public Facilities Element

- Determine the original construction date of the OB Lifeguard Station and correct the **3rd paragraph of Section 5.1 (Page PF 5)** as appropriate. (The OB Planning Board has reason to believe that it was constructed prior to 1983 as currently stated in the Plan.)
- Modify **Recommendation 5.1.5** to begin with *“Strongly discourage.”*
- Add the following Recommendation to **Section 5.2**: *“Encourage the use of innovative Best Management Practices that provide opportunities for enhanced storm water management in public works projects, transportation facilities and private developments. These may include curb inserts, paver filter strips, bulb-out infiltration zones, linear detention basins and infiltrating tree wells.”*

Recreation Element

- Add the following Recommendation to **Section 6.1**: *“When private leases occur on public land the lessee should be encouraged to provide free recreation facilities for community use.”*

- Modify **Recommendation 6.4.1** to replace “*native, drought-tolerant plants*” with “*drought-tolerant, non-invasive and environmentally appropriate plants.*”
- Modify **Recommendation 6.4.4** to replace “*appropriate native plant material*” with “*drought-tolerant, non-invasive and environmentally appropriate plants.*”

Conservation Element

- Add the following Goal to the introduction of the **Conservation Element (Page CE 4)**:
“*Encourage programs that promote efficiency of in-flow streams (including water and energy) and outflow streams (waste) to the community. Evaluate opportunities including, but not limited to, shared utility systems, transportation and waste stream management at the neighborhood scale.*”
- Delete “*non-native*” in **Section 7.1**, final sentence of 4th paragraph (**Page CE 4**).
- Modify **Recommendation 7.2.2** to state: “*Explore the feasibility of re-establishing safe public coastal access at the ends of, but not limited to, Del Monte, Pescadero, and Point Loma Avenues, as well as their lateral connections. Maintain and improve existing vertical public coastal access as needed.*”
- Modify **Recommendation 7.3.4** state: “*Allow the placement of shoreline protective works, such as concrete seawalls, revetments and parapets, only when required to serve coastal-dependent uses or when there are no other feasible means to protect existing principal structures, such as homes, in danger from erosion. Shoreline protective works should be designed to blend with the surrounding shoreline and provide lateral public access. The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designed shoreline protective work.*”
- Add a reference to **Appendix B (Street Trees)** in the text of **Section 7.7**.
- Add the following Recommendation to **Section 7.7**: “*Removal of trees in the public right-of-way should be reviewed and approved by the Development Services Department and the Ocean Beach Planning Board.*”
- Add the following Recommendation to **Section 7.7**: “*Preserve Torrey Pines and other rare trees that exist throughout the community.*”

Historic Preservation Element

- Correct incomplete sentence in the 3rd paragraph of the **Designated Historical Resources section (Page HP 4)** as follows: “*Two of the 72 contributing resources are designated as individually significant structures – the Strand Theater and the Ocean Beach Library.*”

Appendix B Street Trees

- Add the Torrey Pines on Saratoga Avenue to **Table B.1**.

We greatly appreciate the cooperation and support you have provided throughout this process, and look forward to seeing the revised document in January 2014. Please contact Committee Chair Giovanni Ingolia (gingolia@hotmail.com) or OBPB Vice Chair Pete Ruscitti (ruscitti.obpb@sent.com) with any questions on the items contained in this letter.

Sincerely,

Tom Gawronski, Ph.D.
Chair, Ocean Beach Planning Board