

## **Minutes of General Meeting of the Ocean Beach Planning Board**

March 7, 2012

Call to Order: 6:05 PM

Present: Bill Bushe, Seth Connelly,, Giovanni Ingolliia, Scott Waschitz, Ronson Shamoun, Landry Watson, Scott Therkalsen, Nancy Taylor, Barbara Schmidtknecht, Craig Klein  
( Note: Scott Waschitz arrived at 6:10 P.M., Nancy Taylor arrived at 6:20 P.M.)

Agenda Modifications: Action Item 3 moved to Action Item 4. Action Item 4 moved to Action Item 3. Agenda approved by unanimous vote.

Minutes Modification and Approval: February General Meeting Minutes Modified as follows: Spelling correction re: Ronson **Shamoun**, (no "r") Spelling correction re: Scott **Therkalsen**. ("e" not "i") Amended Minutes Approved by Vote of 8-0.

Council member Faulconer's Report: Report provided by the Councilman's district representative., Michael Patton. The Board was provided updated information re: the Brighton Street Comfort Station.

No Report from Assembly Representative Adkins: Representative Gibran Maciel not present.

Non Agenda Public Comment: Reminder re: OBPB elections, March 13, 2012 , 4 PM -7 PM at OB Rec Center.

Information Item: San Diego Housing Commission report on affordable housing.

Action Item #001: 4689 Santa Monica PST #260180.

The proposal was to construct four homes on four 25 foot by 140 foot lots. The proposed project would require the granting of two variances. One variance would be to provide for a zero rear property line setback for the detached garages. The second variance was for the purpose of reducing the required 10 foot side yard setback to five feet. The height of the proposed project was 24 feet and the F.A.R. was .74.

Public Comment: Amy O'Connert, who lives across the street from the proposed project, expressed concern with parking issues, primarily a concern that the residents in the proposed project will not park in their garages, thus increasing on-street parking pressures.

Board Discussion: During the course of board discussion, the subject was raised that the project as proposed did not meet the existing articulation guidelines of the Development Code, as more than 50% of the front of the proposed structures was situated 15 feet from the property line, encroaching into the 20 foot front setback.. Another item of concern for the Board was the proposed location of the detached garages, which would require a zero side setback on the East property line of the proposed project. Following discussion by the Board, the following Motion

was proposed: by Craig Klein and seconded by Seth Connelly.

Motion to approve the proposed project with the following changes:

1. Move the front of the buildings on each parcel back to the 20 foot front setback, in order to comply with the Development Code.
2. Move the Easternmost garage to the West, so as to create a side setback for pedestrian access on the East property line.

Motion passed 9-0-1. Scott Waschitz abstaining.

Action Item #002 : 2231/2233 Ebers Street Map Waiver. PST#239196

Proposed Map Waiver to permit the division of a parcel to allow two existing residential units to be sold as condominiums.

Motion to approve Map Waiver as presented by Bill Bushe, seconded by Scott Waschitz.

Motion passed 10-0-0

Action Item #004 Douma Residence: 5168 West Point Loma Blvd. JO236671  
(Moved to #3 on Agenda)

This is the third in a series of projects in the same general location, in which the proposed project requests variances regarding F.A.R. and parking variances. The previous projects have been denied by the Board due to noncompliance with existing F.A.R. requirements under the Development Code.

Board Member Landry Watson recuses himself in order to avoid any appearance of impropriety and/or conflict of interest.

Project presented by Elizabeth Young-Architect.

Public Comment: Elizabeth Shayen, 5050 W. Point Loma Blvd. express opinion that the proposed project is "hideous".

Board Comments and Questions:

Tom Gawronski:

Craig Klein: Points out that the proposed project is on a substandard size lot and provides opinion that the legal requirements for a variance not met.

Nancy Taylor: Repeats prior concerns re: the s substandard size lot, Concurs in the opinion that the legal requirements for a variance are not met.

Seth Connelly; Expresses concerns regarding the requests for the granting of variances. Asserts that the net effect of the repeated granting of F.A.R. variances is to increase the intensity of development. Concurs that the legal requirements of a variance are not met.

Giovanni Ingolia: Concurs that the legal requirements of a variance are not met.

Motion by Craig Klein to recommend denial of the project as presented. Seconded by Barbara Schmidtknecht.

Vote held on Motion.

Motion passes: 7-1-1 (Bill Bushe abstaining) (Landry Watson recused)

Action Item #003 1615 Ocean Front Street Map Waiver-PTS192837

Coastal development permit to add 181 sq. ft. to an existing single family residence and detached garage.

Motion to approve project as presented by Scott Waschitz. Seconded by Ronson Shamoun.

Vote Held on Motion.

Motion passes: 10-0-0

Chair Announcements, comments, correspondence, meetings.

Motion to Adjourn: Unanimous.

Meeting Adjourned.