

MEETING CALLED TO ORDER

6:08 pm

MEMBERS PRESENT (MARKED WITH "X")

X 1	Dan Dennison	3	Blake Herrschaft	X 6	John Ambert <b>(Chair)</b>
1	[VACANT]	X 4	Craig Klein	X 6	Tom Gawronski
X 2	Drew Wilson	X 4	Andrew Waltz	X 7	Valerie Paz
X 2	Nanci Kelly	X 5	Jane Gawronski	7	Georgia Sparkman
X 3	Pete Ruscitti	5	[VACANT]	<b>Bold: District</b> <i>Italic: Arrival Time</i>	

AGENDA MODIFICATIONS & APPROVAL

- Motion from Jane to approve agenda as presented; seconded by Drew.
  - **Motion passes, 7-0-0.**
  - Did Not Vote: Valerie, Andrew, Craig (arrived after vote)

MINUTES MODIFICATIONS & APPROVAL

- June 15, 2015 Special Meeting: No changes.
- Motion from Jane to approve minutes as presented; seconded by Nanci.
  - **Motion passes, 6-0-1.**
  - For: Dan, Nanci, Pete, Jane, John, Tom
  - Abstain: Drew (did not attend June 15 meeting)
  - Did Not Vote: Valerie, Andrew, Craig (arrived after vote)

TREASURER’S REPORT – DREW WILSON

Drew – Bank balance is \$439.91. Will purchase more credit at OB Business Center for prints.

CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR

- Urges community to support OB Community Plan at upcoming California Coastal Commission (CCC) hearing on August 13.
- Looking into required process for renaming Saratoga Beach Park.
- Funding secured for air conditioning at OB Library, target for installation is September.
- Answered several questions about street repair prioritization.

U.S. REPRESENTATIVE SCOTT PETERS REPORT – BRIAN ELLOITT

- Introduced himself as new point of contact from Rep. Peters office
- Events with Rep. Peters coming up at Old Globe Theater and in Clairemont.

NON-AGENDA PUBLIC COMMENT

- *Lori Hegerle (OB resident)* – Asked about CCC proposed change in OB Community Plan regarding low-cost visitor accommodations, and the possible impact on short-term vacation rentals (STVRs). CCC dealt with it in Carlsbad and determined that STVRs enable greater access to the coast and therefore should be allowed.
  - *Conrad Wear (City Council District 2)* – CCC does not believe STVRs to be banned, but will allow regulation. City Council is working on STVR regulations now.

- *Name Undisclosed* – Lives in La Jolla. Concerned about regulation of cannabis businesses when it becomes legal recreationally, which is likely to occur soon.
  - *Conrad Wear (City Council District 2)* – City currently uses zoning laws to limit medical cannabis shops, and that model may continue for recreational cannabis.

## **ACTION #1: OB COMMUNITY PLAN UPDATE**

- *John* – City Planner Karen Bucey is working on preparations for the CCC hearing on August 13 and is not in attendance. John read an email update from Karen summarizing the outstanding issues (**Attachment #1**). John said he believes the CCC's recommendations are positive for OB, but that politics between the City and CCC may cause delays.
- *Giovanni Ingolia (Precise Plan Update Committee)* – Urges support at CCC hearing.
- *Jane & Tom* – Concerned that CCC recommendations will destroy the community (e.g. California Coastal Trail plans, shoreline armoring).
- *Pete* – Does not share Jane & Tom's concerns. CCC role is high-level and has a state mandate to protect public access. CCC language does not mean a boardwalk will be installed in OB. The Community Plan hasn't been updated in 40 years and CCC policy has evolved considerably. This is their first look in a long time so lots of recommendations.
- *Craig* – Does not share Jane & Tom's concerns on all issues. CCC regulations are aimed at ensuring public access because of issues in Malibu. But shoreline armoring is concerning.
- *John* – Recommends the group summarize their issues and set a meeting with City Planner Karen Bucey at the earliest convenience.

## **ACTION #2: RENAMING OF SARATOGA BEACH PARK**

- *Jane* – OB Community Development Corporation (CDC) is working on installing a children's park and adult fitness stations for the grassy portion Ocean Beach Park located at the end of Saratoga Avenue. Would like to rename for Ruth Varney Held, who was a longtime OB historian, teacher and volunteer. Hopes community support will persuade City to take action.
- Motion from Jane to rename grassy area of Ocean Beach Park to Ruth Varney Held Park; seconded by Craig.
  - Discussion:
    - *Craig* – Verified that Held meets the City's requirements for park namesakes.
    - *Barbara Houlton (OB Resident)* – Potential legal implications, as dedicated park land under City Charter cannot change use without popular vote. Name change may affect protections.
  - *Pete* offers friendly amendment: Rename Ocean Beach Park to Ruth Varney Held Park, provided that no existing protections for the park's uses are removed.
  - Motion withdrawn by Jane to allow for more research.

## **ACTION #3: ALZHEIMER'S AWARE COMMUNITY**

- *Roger (OB Resident)* – Would like City of San Diego to take an active role in helping Alzheimer's patients who need emergency assistance. Two programs currently exist: Take Me Home (County Sheriff) and Silver Alert (California Highway Patrol). But they are not locally focused and therefore not very helpful for OB residents.
- *John* – Thanked Roger and recommended consultation with OB Town Council and further research on implementation details. Roger agreed.

## **ACTION #4: OCEAN BEACH PLAZA, 1929 CABLE ST (PROJECT #422804)**

- *Lee Hope (Project Architect)* – Summarized project: Demolish two existing medical office buildings (8,000 sqft) and replace with two new commercial buildings (9,000 sqft) intended for retail use. Current buildings from 1955 and had too many issues to renovate. Adding 6-7 parking spaces (25 total), plus 1-2 new spaces on Santa Monica Ave from shortening existing curb cut. Existing dry cleaning business on alley will be renovated and remain. Owner did not pursue residential on 2<sup>nd</sup> floor due to financial and space/parking concerns.
- *Nanci* – Concerns on stormwater treatment. Code is met, but code is not very strong.
- *John* – Agreed with Nanci and urged applicant to consider more sustainability elements. Noted that there will be more spaces for businesses in the new buildings. Asked for design to incorporate community character via signage and community mural/artwork.
- *Pete* – Supports project, though wished for more sustainability elements. Advised that when seeking tenants, national-chain retail has not historically been supported by community.
- *Drew* – Project is an improvement, but concerned with bland architectural style and lack of housing on 2<sup>nd</sup> floor. Only using ¼ of allowable space, not investing fully into the community.
- *Valerie* – Concerned with community character and unoriginal design not in coastal style.
- *Craig* – Supports project. Recognizes difficulties of adding housing and noted that to be financially viable in that location, the housing would need to be very high-cost.
- *Scott Therkalsen (OB Resident)* – Asked largest retail space. Applicant replied 1,261 sqft.
- *Dave Martin (OB Business Owner)* – Supports project, no objections to more retail.
- *Frank Gormlie (OB Rag)* – Asked parking spots. Applicant replied 25 total. Asked about “Plaza” name. Applicant replied that internal arcade/corridor gives a plaza feel.
- *Name Undisclosed* – Does not support project due to materialistic look and gentrification.
- Motion from Dan to approve project as presented, seconded by Jane.
  - **Motion passes, 8-1-0.**
  - For: Dan, Nanci, Pete, Andrew, Jane, John, Tom, Valerie
  - Against: Drew (see reasons above)
  - Did Not Vote: Craig (left meeting)

## **ACTION #5: 4734 NIAGARA AVE (PROJECT #419590)**

- *Bill Self (Architect) and Rich Richards (Owner)* – Summarized project: Demolish existing residence and construct new residence, 1-bedroom apartment with 2-car garage underneath (adding 2 parking spaces). Existing property damaged in fire. Intend to install solar power, rainwater collection, and xeriscaping (except for one small patch of grass).
- Motion from Dan to approve project as presented, seconded by Jane
  - **Motion passes, 8-1-0.**
  - For: Drew, Dan, Nanci, Pete, Andrew, Jane, John, Valerie
  - Against: Tom (unattractive)
  - Did not vote: Craig (left meeting)

## **CHAIR ANNOUNCEMENTS & COMMUNITY LIAISON REPORTS**

- Board members provided several updates on community groups and events.

## **MEETING ADJOURNED**

8:25 pm



---

**RE: OB Planning Board: Tonight's Meeting**

2 messages

---

**Bucey, Karen** <KBucey@sandiego.gov>

Wed, Aug 5, 2015 at 5:19 PM

John

Hello. I am sorry to miss this evenings meeting. We are deep in responding to the Coastal Commission Staff Report, Part III. Suggested Modifications. In total there are twenty nine modifications requested to be made to the 2014 adopted Ocean Beach Community Plan & Local Coastal Program.

**Twenty nine modifications are requested.**

- Sixteen modifications are acceptable (2, 4-7, 9-11, 14-16, 19, 22, 24-27)
- Ten items are acceptable if revised to the City's alternative language (3, 8, 12-13, 17-21, 23)
  - Overnight accommodations
  - Shoreline protective devices
  - Previously Conforming Regulations
  - Current and best available science on climate change and sea level rise
  - Public coastal views
  - Environmentally Sensitive Habitat Areas (ESHA)
  - Beach grooming operational practices
  - California Coastal Trail
- Three modifications are not support (1, 28, and 29)
  - First Public Roadway expansion – Clarification requested
  - View Corridors

**Next Steps**

The approval process.

1. Coastal Commissioners Hearing August 13, 2015
  - Commissioners are expected to approve with modifications

2. City Council Review of Coastal Commission Modifications– Late summer early fall
  - Accept Coastal Commission modifications
    - City Council to consider de minimis staff revision (graphics, formatting, and grammatical revisions)
  - Decline to accept modifications
    - OB Community Plan update is terminated
3. Coastal Commission certification
  - OBCPU adopted by City Council (Late summer early fall 2015)
  - Additional de minimis City staff revision to the 2015 adopted plan (graphics, formatting, and grammatical revisions)

City staff met with Councilmember Zapf and her staff this afternoon and briefed her on our efforts and the energized participation of the community. We are hopeful that the community will turn out and support the community plan at the hearing. We are working hard on preparing for the hearing and will get you our comments soon.

Karen Bucey

Senior Planner

City Planning Department

1222 First Avenue, MS 413

San Diego CA 92101

[619-533-6404](tel:619-533-6404)

[Kbucey@sandiego.gov](mailto:Kbucey@sandiego.gov)

---