

MEETING CALLED TO ORDER

6:02 pm

MEMBERS PRESENT (MARKED WITH "X")

X 1	Dan Dennison	X 3	Blake Herrschaft	X 6	John Ambert (Chair)
1	[VACANT]	X 4	Craig Klein	X 6	Tom Gawronski
2	[VACANT]	X 4	Andrew Waltz	X 7	Valerie Paz
X 2	Nanci Kelly	X 5	Jane Gawronski	X 7	Georgia Sparkman
X 3	Pete Ruscitti	5	[VACANT]	<i>Numbers indicate district</i>	

AGENDA MODIFICATIONS & APPROVAL

- Motion from John to approve agenda as presented, seconded by Pete.
  - **Motion passes, 8-0-0.**
  - For: Nanci, Pete, Blake, Craig, Jane, John, Tom, Georgia
  - Did not Vote: Dan, Andrew, Valerie (arrived later)

MINUTES MODIFICATIONS & APPROVAL

- August 5, 2015 General Meeting: No changes.
- Motion from Jane to approve minutes as presented, seconded by Craig.
  - **Motion passes, 7-0-1.**
  - For: Nanci, Pete, Blake, Craig, Jane, John, Tom
  - Abstain: Georgia (did not attend meeting).
  - Did Not Vote: Dan, Andrew, Valerie (arrived later)

TREASURER’S REPORT – DREW WILSON

John reported that District 2 Representative and Treasurer Drew Wilson has moved out of OB and resigned. The Board will need to appoint a new treasurer and is seeking volunteers.

CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR

- Initial bike share stations installed in OB. Additional stations will be added as needed.
- Emergency repair measures to be taken at Orchard Street cave in September. Work will start when geotechnical consultant finishes evaluation, then one week of construction.
- Short-Term Vacation Rentals (STVR). Working draft ordinance is before the City Council and public. Councilmember Zapf would like modifications to the current draft ordinance, at least to create a 21-day minimum in single-family zones, no minimum in multi-family zones. Councilmember encourages the Board and public to submit their inputs. Email [rpurdy@sandiego.gov](mailto:rpurdy@sandiego.gov) with inputs or visit [sandiego.gov](http://sandiego.gov).
- OB Library air conditioning delayed two weeks due to backorders at Mitsubishi Japan plant.
- Councilmember Zapf’s office will work with community to rename a portion of Ocean Beach Park to Ruth Varney Held Park if community groups support.

INFORMATION #1: OB COMMUNITY PLAN UPDATE

- *Karen Bucey (City of San Diego Planning Dept)* – Praised community support at California Coastal Commission (CCC) hearing. The City has accepted nearly all of the CCC’s recommended modifications to the OB Community Plan, however CCC item #18 is

problematic because it appears to require amending the Municipal Code. Working to find a solution and hoping to have final plan approved by City Council in first week of November.

- Hoping to present the Council with two versions of the Community Plan: one with all text changes only, and a *de minimis* version with newer photos and formatting.

## NON-AGENDA PUBLIC COMMENT

- *Giovanni Ingolia (OB Town Council)* – Town Council pier breakfast and craft fair Saturday 9/19. Looking for participants and volunteers. Elections end Monday 9/7, winners to be announced Wednesday 9/23. Must be a Town Council member to vote.
  - The Board and public thanked Gio for his years of work on the OB Community Plan.
- *Frank Gormlie (OB Rag)* – Praised Board and community for OB Community Plan efforts. Expressed concern over Orchard Street cave. Requested name placards for Board.
- *Lori (OB Resident)* – Very concerned about STVRs, especially in multi-family areas. These are where most STVRs are displacing affordably priced for-rent housing.
  - *Conrad*: Community is encouraged to submit inputs on draft ordinance (see above).
  - *John*: Board is likely to take up the issue at its next General Meeting.
- *Joseph Pina (OB Elementary Crossing Guard)* – Would like crosswalks around OB Elementary to be repainted with bright green striping for safety.
  - *John*: Bright green may require Municipal Code amendments, but will study further. John also provided an update on ongoing crosswalk projects in OB:
    - Three will be implemented shortly: Bacon St & Newport Ave, Bacon St & Voltaire St, Abbott St & Santa Monica Ave.
    - Two in engineering study: Abbott St & Newport Ave; Sunset Cliffs Blvd & Point Loma Ave.

## ACTION #1: NAMING OF RUTH VARNEY HELD PARK

- Motion from Craig that OB Planning Board recommend to the City of San Diego to rename grass area of Ocean Beach Park (at foot of Saratoga Avenue, north of main lifeguard tower) as Ruth Varney Held Park, seconded by Jane.
  - Discussion: Conrad reported little fiscal impact. Jane noted that OB Community Development Corporation would pay any costs. Conrad noted that City staff has verified that renaming the park will not affect its legal protections.
  - **Motion passes, 11-0-0.**

## NEW PROJECT REVIEW PROCEDURES

John explained that the Board is testing a new review procedure for development projects: They will no longer appear before Project Review Committee. Instead they will be allotted 25 minutes for deliberation by the Board. If no consensus reached, item will be tabled to next meeting.

## ACTION #2: 1759 OCEAN FRONT ST – COASTAL BLUFF REPAIR (PTS #400177)

- *Bob Trettin (Soil Engineering Construction, Representing Applicant)* – Summarized project to repair residential seawall and bluffs near end of Del Monte Ave. Noted that project will attempt to blend with natural bluff appearance.
- Board Discussion:
  - *John* – Asked about stormwater. Applicant replied all drainage will be retained and directed to both on-site infiltration and City storm drain system. No runoff to west.

- *Jane & Georgia* – Said the Board has not seen geotechnical report and would like to read to demonstrate need for project. Applicant said he would provide.
- *Jane & Georgia* – Asked whether this project will extend the economic life of the structure. Applicant replied that it would not.
- *Craig* – Asked when construction would begin. Applicant replied that barring an emergency, the earliest start likely would be March 2016.
- Public Comment:
  - *Name Undisclosed* – Asked whether riprap (boulders) can be used. Applicant replied that the space requirements of riprap are no longer supported by CCC.
- Board Deliberations:
  - *Jane* – Not comfortable voting until seeing geotechnical report establishing need.
  - *Georgia* – Once you install shoreline protective device with 75-year life, could demolish structures.
- Motion from Craig to recommend approval subject to the geotechnical report establishing necessity. Jane replied that she will not support conditional actions with no enforcement ability. No second. Motion withdrawn by Craig.
- Motion from Craig to table project to next meeting once geotechnical report has been considered, seconded by Jane.
  - **Motion passes, 10-1-0.**
  - For: Dan, Nanci, Pete, Blake, Craig, Andrew, Jane, John, Valerie, Georgia
  - Against: Tom (geotechnical report won't make difference to him)

### **ACTION #3: 4821 CORONADO AVE (PTS #400493)**

- *Greg Leginski (Representing Applicant)* – Summarized project to build new single-family dwelling. Existing 3BR residence on front of lot, adding new 2BR unit in rear. No modifications to existing residence or front of lot. Responses to Board questions:
  - Will have total of 5 parking spaces for both units.
  - Floor area ratio (FAR) of 0.693 (0.7 permitted).
  - Rooftop deck with tallest building height on alley side.
  - Will include 200 amp service for electric vehicle (EV) charging.
  - Will not include solar panels but will be ready for future solar panel installation.
  - Stormwater retention on-site. No rainwater collection.
  - Blends into community by being smaller-scale than surrounding properties. Eligible for 3 units but only using 2. Wanted to preserve front residence and streetscape.
  - Not requesting any variances.
- Motion from Georgia to recommend approval of project, seconded by Jane.
  - Discussion: Blake noted that solar panels should be included. Georgia praised adding scale in back of lot and preserving front of property. Jane said it will improve neighborhood. Tom voiced support.
  - **Motion passes, 11-0-0.**

### **ACTION #4: 2150 ABBOTT ST (PTS #384058)**

- *Applicant* – Summarized project to build 4 new residences. John noted that the project Review Committee previously reviewed the project and objected to the requested deviation under the Sustainable Buildings Expedite Program (SBEP) to exceed allowable FAR. Applicant noted that the plans have been modified to remove 8 enclosed parking spaces

(1,700 sqft) to reduce FAR to approximately 0.8, so still requesting a deviation from the allowable 0.7 FAR. Planned sustainability elements are:

- Solar panels (but haven't yet been sized or included in plans), xeriscaping, EV charging stations. Per SBEP, will attain a minimum of LEED Silver certification.
- John said that SBEP is 12 years out of date and LEED Silver/Title 24 is a low standard. Believes project meets bare minimum and does not warrant FAR deviation. Also said he was disappointed by applicant's attempts to meet with City Council instead of coming back to work with the Board to design an acceptable project.
- Applicant replied that they would like to achieve a LEED certification above Silver.
- Public comments:
  - *Tony de Garate (OB Rag/Peninsula Beacon)* – Asked whether lot has been developed. Applicant replied he does not believe it has ever been developed.
- Motion from John to recommend denial of project as presented, seconded by Tom.
  - Discussion: Craig said dangerous precedent to allow variance. Blake said FAR is 0.887 by his calculation. Property owner replied he did not attempt to circumvent Board, but wanted project feedback from City Council. Pete asked Board to consider what level of sustainability would justify a FAR deviation. Craig said the Board should adopt a policy on SBEP FAR deviations, and suggested LEED Platinum.
  - John requested the applicant revise project to either reduce FAR to 0.7 or include many more sustainability elements to justify FAR deviation. Applicant agreed to do so while Board is establishing a policy on SBEP FAR deviations.
  - **Motion fails, 1-10-0.**
  - For: Tom
  - Against: Dan, Nanci, Pete, Blake, Craig, Andrew, Jane, John, Valerie, Georgia (Board does not have policy on SBEP FAR deviations)
- Motion from John to table the project until the Board can develop a policy for SBEP FAR deviations, provided policy is adopted by October 2015 General Meeting, seconded by Dan.
  - **Motion passes, 9-1-1.**
  - For: Dan, Nanci, Pete, Craig, Andrew, Jane, John, Valerie, Georgia
  - Against: Tom (believes project should be denied)
  - Abstain: Blake (will be difficult to come up with FAR policy)

## ACTION #5: BYLAWS REVISIONS

- Motion from Pete to table bylaws revisions until next meeting, seconded by John.
  - **Motion passes, 11-0-0.**

## MEETING ADJOURNED

8:33 pm