

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]	4	Andrew Waltz	7	Valerie Paz
X 2	Nanci Kelly	X 5	Jane Gawronski	X 7	Georgia Sparkman
3	Pete Ruscitti	5	[VACANT]	<i>Numbers indicate district</i>	

AGENDA MODIFICATIONS & APPROVAL

- Motion from John to approve agenda as presented, seconded by Craig.
 - **Motion passes, 6-0-0.**

CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR

- The draft ordinance on Short-Term Vacation Rentals (STVRs) is scheduled for the Planning Commission on December 3.
- Both Mayor Faulconer and Councilmember Zapf spoke in opposition to the Federal Aviation Administration’s proposed revisions to flight paths over Point Loma. (See Action Item #4)
- The Orchard Avenue cave is planned for a pre-construction meeting on October 12, with construction to begin on October 19.

ACTION #1: 1759 OCEAN FRONT COASTAL BLUFF REPAIR

- *Bob Trenton (applicant)* has presented this design in a previous meeting. We left the project open so that we could review the geo-tech report. The project is now here for approval.
- *Jane*: What are you doing at the top end of the bluff so that water doesn’t come underneath and behind the work that you’re doing?
- *Bob*: There will be no drainage that comes beneath the wall. Across the street we had to make sure all of the water went through a drainage that was near Bermuda.
- *Georgia*: Is this threat really there?
- *Bob*: Yes, this home is close to 1.0, which would be borderline failure.
- *Georgia*: The Coastal Commission had very specific discussion on ‘tying blufftop repair to the life of the structure.’ Has the setback requirement been met?
- *Bob*: If the homeowner comes in and wants to put a new structure there, he has to do a geotechnical assessment that looks at the bluff and ensures it is safe.
- Motion from Craig to approve the project as presented, seconded by Jane.
 - **Motion passes, 8-0-0.**

ACTION #2: SHORT-TERM VACATION RENTALS

- *John*: Reviewed the City’s draft memorandum providing regulatory framework:
 - Updated memo from Councilmember Zapf relates specifically to occupancy, frequency, and eligible housing types.
 - Councilmember Cate then made some semantic modifications to the proposed legislation. He also eliminated the frequency limits, etc.
- *Craig*: Thinks that duration is an unacceptable and doesn’t work for either STVR owners or for limitation on residents. Blake believes the metric doesn’t work.

- *Craig*: Believes that a 3-4% cap based on total number of rental units like the Austin, TX plan is the best way to do it. His cap is specific to whole house rentals.
- *Nanci*: Believes there is a preference for people who are on-site. A preference should be given to local owners who live in the immediate vicinity. "I'm not talking in El Cajon, I'm talking in Point Loma, Downtown, etc."
- *John*: It is worth noting that there needs to be some sort of on-site or local ownership.
- John, on the motion:
 - Do we use total dwelling units or total rental units?
 - Owners should need to stay in the house for a minimum amount of time to prove that they live there.
 - Homesharing means you live in the house, the whole time.
- *Dan and Craig*: Most concerned about losing a sense of community, but what is the constitutionality of putting a limit on the number of homes that can actually do home sharing.
- *Nanci*: At the last meeting we talked about doing it on the percentage of the census tract.
- *John*: We need to amend the Community Plan if we want to add the percentage cap or do anything that is specific to Ocean Beach.

Excerpts of Public and Board Comments:

- *Hershey*: Is a host and guest for AirBnB, and we could do a lot worse than having a short term rental next door. We have a new legislation that we cannot keep alcoholics and drug units out of residential areas. Most of them are no trouble at all. We only hear about the ones that make a mess and a noise. Owns a home homeshare.
- *Lori Hegerle*: I'm okay with homesharing and if you live on the site and want to rent out a room. I am also okay with home swapping. I am not okay with when a house is just a vacation rental. If we had a cap, it could work within our current cap. I think the SF regulation could work. We have 5 on our block right now. OB is all about neighbors, it's about knowing your neighbors. I also want to mention that Mission Beach is having a talk with the city. If anything we need to have the same regulations across the board to make it fair for everyone.
- *Celeste Abbott*: Lived here for 42 years and noticed the fabric has really been threatened. The first time I was involved in OB politics, my mom was protesting x-rated movies at the Strand. This is the 3rd time in 42 years I've witnessed the fabric of the community be threatened. My boyfriend's mom recently had to move to East County. Another friend this has happened.
- *Valerie*: It's not equitable that the Transient Occupancy Tax (ToT) takes all that money out of our community. It goes in the general fund, but we don't end up getting the infrastructure that we are getting funding on. We need to make sure it's still being reinvested in the community and having that go to everywhere else.
- *Conrad Wear (City Council District 2 staff)*: I believe that a cap is something the Coastal Commission would not stand for, because they would think that eventually you aren't going to be able to have enough visitor accommodations.
- *Georgia*: I believe that the cap would be liked by the coastal commission because it both increases overnight accommodation and we already have provisions in the Community Plan to protect overnight accommodation.

- What about recommending that we are at least told how many have been approved and that they keep having to send us that information. We need to make sure we at least have notification that the short term rentals are here.

Summary of Public Comments:

- The majority believe there should be a permit process. Georgia believes that the permit process could not happen because the City requires too much money to pull a permit. Conrad says that the ToT is sort of like a permit or licensing or registration process.
- The majority believe there should be a cap on the quantity.
- The majority believe that the homeowner should need to live in the premises for a significant portion of the year.
- Funding generated by ToT should be directly channeled to enforce STVR permit or go to money for reinvestment to Ocean Beach. Can this be used by a business improvement district or a resident improvement district?

AGENDA MODIFICATION

- Motion from John to move Action Item #4 next on the agenda.
 - **Motion passes, 5-2-1.**

ACTION #4: FAA METROPLEX PROJECT AND ADJUSTMENT OF WAY POINT LOWMA

Dan: While issue primarily affects Peninsula, believes the OB and Peninsula communities should stand together. As vice chair of the Point Loma Association I know both sides. 108 units were recently ministerial approved. They've done a lot of research and taken a strong position.

- Motion from John: "The Ocean Beach Planning Board opposes the FAA's proposal to delete the waypoint LOWMA, and stands with neighboring Community Planning Groups and concerned citizens against the current Next Gen proposal."
 - **Motion passes (vote not recorded).**

ACTION #3: SUSTAINABLE BUILDINGS EXPEDITE PROGRAM

Item tabled to Special Meeting scheduled for October 21, 2015.