

OCEAN BEACH PLANNING BOARD

General Meeting Minutes: August 3, 2016

Page 1 of 4

MEETING CALLED TO ORDER

6:08PM

MEMBERS PRESENT (MARKED WITH "X")

X 1 Marissa Spata	X 3 Blake Herrschaft (Vice Chair)	X 6 John Ambert (Chair) (arrived 6:21PM)
X 1 Vivian McCardle	X 4 Craig Klein (Treasurer)	X 6 Tom Gawronski
2 Nanci Kelly	X 4 Andrew Waltz	X 7 Georgia Sparkman
2 William Corwin	X 5 Jane Gawronski	X 7 Dan Dennison
3 [VACANT]	5 [VACANT]	Numbers indicate district

AGENDA MODIFICATIONS & APPROVAL

- Motion to approve July 6, 2016 Agenda (Motion to approve: 1st Nancy, 2nd Blake)
- Modifications to July minutes: Information item #1 \$186M should be
- Motion to approve (Jane 1st, Dan 2nd)
- **Motion passes, 10-0-0**

MINUTES MODIFICATIONS & APPROVAL

- Chair to provide Planning Board updates in between treasures report and staff updates
- Motion to approve (Blake 1st, Dan 2nd)
- **Motion passes 10-0-0**

TREASURES REPORT (Craig Klien)

- Bank balance **\$943.93**
- \$500 grant awarded to OB Planning Board by OB Town Council
- \$200 reimbursement given from City of San Diego

CHAIR UPDATES:

- Georgia Sparkman resigning from OB Planning Board. Final meeting is August 3, 2016.

CITY COUNCILMEMBER LORIE ZAPF DISTRICT 2 REPORT – CONRAD WARE

- Not present

CONGRESSMAN SCOTT PETERS OFFICER – BRAIN ELLIOTT

- Congressman Peter has been successful in having the Office of Housing and Community Development (HUD) re-evaluate the Continuum of Care formula which determines the amount of federal funding that city's receive to address homelessness.
- The City of San Diego has the 3rd largest homeless population in the country, yet only receives the 18th highest level of federal homelessness funding.
- Here is a press release from Congressman Peter's website: <http://scottpeters.house.gov/media-center/press-releases/rep-peters-announces-that-hud-has-launched-process-to-fix-homelessness>
- From Congressman Peter's website: "A public comment period opening today and lasting 60 days will give service organizations, housing providers, and local leaders the opportunity to weigh in on the potential replacements for the existing, outdated formula that has severely disadvantaged cities like San Diego in their work to end homelessness." Comment period closes September 23rd.
- Other resources provided by Mr. Elliott

- General Info and Links to Interactive
Tool: <https://www.hudexchange.info/resource/5092/coc-program-notice-for-further-comment-on-the-pprn-formula/>
- Official Notice: <https://www.hudexchange.info/resources/documents/CoC-Program-Notice-for-Further-Comment-on-the-PPRN-Formula.pdf>

CALIFORNIA ASSEMBLY SPEAKER EMERITUS TONI ATKINS DISTRICT REPORT – VICTOR BROWN

- Not present

NON-AGENDA PUBLIC COMMENT

- Greg Cox: Opposes a residential retrofit at 2269 Ebers St. (at Greene). Collected 115 signatures of citizens that oppose project.
 - The project has ministerial approval by City of San Diego; project was never presented to OB Planning Board
 - City Code Enforcement and Building Inspection are aware of the issue. Board member Georgia Sparksman suggested that Mr. Cox contact the Building Inspection Supervisor.
 - Chair will forward documentation provided by Mr. Cox to Conrad Ware and request formal response from the City of San Diego.
- Michael Winn: Noted that it is difficult for citizens to “take action” against development that does not fit community character with the City of San Diego Development Services Department because there is a lack of transparency.
- Kimmy (no last name recorded): (1) Wanted to know more information about the street modification to neighborhood kiosk and tree removal at the corner of Newport Ave. and Cable St.
 - Board reply: no project has been proposed that we are aware of at this time.(2) Recent tree removal in the community that is not being tracked by a local community group
 - Board reply: There is an active proposal from the City of San Diego to remove a 3rd Torrey Pine tree on Saratoga Avenue. City has identified the tree to be hazardous.
 - Board urged citizens to contact city representatives about wanting more transparency about local tree removal projects

INFORMATION ITEM #1 PTS #493518 7-ELEVEN CONDITIONAL USE PERMIT – 1801 SUNSET CLIFFS BLVD.

- A CUP for the sale of alcoholic beverages for off-site consumption from a 2,695 ft² retail store on a 0.10-acre site
- Project team (William A. Adams [Norton, Moore, Adams Law Firm], Jose Gandara [EBI Consulting], Julianna Chick [California Strategies & Advocacy, LLC.], Kristy Duncan [7-Eleven Inc.]) provided PPT presentation on proposed project.
- 7-Eleven is seeking the purchase of an existing alcohol license (type 21) from an existing license holder.
- Propose to work with the community to create a “community benefits program.”
- Applicant states to be in conformance with the OB Community Plan: Neighborhood commercial and walkability specifically.
- The team is in the beginning stages of its CUP application.
- Alcohol sales only account of 10% of the sales.

- The team proposed that the store would have 24/7 operating hours.

Board Comments:

Issues of concern brought forth by the Board:

- Location is not suitable for proposed business due to heavy traffic at this intersection and that there is no market analysis presented that demonstrates a need for a 7-Eleven at this location.
 - Particularly with the community's convenience store and deli needs being served by existing neighborhood establishments including, The Olive Tree Market at 4805 Narragansett Ave., Victory Wine & Spirits (1775 Sunset Cliffs Blvd.), and Rite Aid Pharmacy (4840 Niagara Ave.).
- Store hours & light pollution are concerns that need to be addressed.

7-Eleven team responses:

- Traffic patterns and site assessment needs are all done by a corporate uniform business model. 7-Eleven has not begun this analysis.
- Market analysis: The company uses like-for-like scenarios to evaluate feasibility and necessity for new locations.

Community comments (list of names, TOTAL: 26): Mark Lugo, Sandra Antonei, Carl Wright, Daniel, Kevin Hastings, Mary Bloom, Tony C., Julie Klein, Len Martini, Katherine Byron, Joe Olson, Andrea Nelson, Scott Andrews, Doug Blackwood, Josh Bromley, Anjani Siegrist, Patty Lewis, Chris (no last name provided), Rick Callejan, Destin Garis, Patty Bolten, Jill Kent, Bonnie (no last name provided), Valerie Paz, Gretchen Newsom.

Issues of concern brought forth by community (TOTAL 21 separate issues of opposition, repeat issues not recorded):

- | | |
|---|---|
| <ul style="list-style-type: none"> - traffic and auto-related accidents and safety considerations - congestion that will impact emergency vehicle circulation, - environmental pollution from increased traffic and additional vehicle emissions caused by patrons "circling for parking", - taking business away from local business, - anti-corporate chain, - 24/7 operation, - light pollution, - increased vagrants and homelessness, - increased crime, - food options are unhealthy, not in community character, - issues with a potential 10-year lease, | <ul style="list-style-type: none"> - blight, - concern about impact on children (exposed to unsavory activity, waste and), - no-need for proposed services or community benefit, - neighboring establishments: Olive Tree Market and Victory Liquor (est. ~1956), - Inequitable buying power of a corporate chain that could undercut local businesses that can't compete with prices, - not compatible with OB Community Plan, - Peninsula Planning District citizens have voiced opposition, - lack of confidence that corporate will follow-through on promises |
|---|---|

Motion: No action taken by Board

The OB Planning Board and OB Town Council will be tracking the status of project's permit application. The 7-Eleven team may present at a future OB Town Council Meeting.

INFORMATION ITEM #2 PTS #438786 5109-5111 BRIGHTON AVENUE

- Project representation: Paola Cruz, Project Coordinator (Eco House Architecture)
- Proposed: SDP/Coastal development permit for demolition of two existing dwellings and construction of two single dwelling units totaling 4,580 ft². The 0.12 acre site is located within the Coastal Overlay Zone (appealable), RM-2-4 zone
- Proposed project is pursuing City Sustainable Expedite Permitting Program

Issues raised by Board:

- Location is in flood zone, adjacent to veer condo building that experienced subgrade garage parking
- Sustainability features not articulated during presentation
- Demonstrate how this project conforms with the OB Community Plan
- Bulk and scale of proposed buildings are incompatible with site
- Issues identified in Cycle Report that should be addressed by applicant (#22, #34)

Motion: No action taken by Board

INFORMATION ITEM #3 NEWPORT AVENUE VISIONING WORKSHOP DISCUSSION

- Schedule for Wed., August 24 at regularly held OB Town Council Meeting
- Intent of workshop is to align with the Capitol Improvement Project on Newport Avenue, repaved to maintain longevity of the street and improve stormwater drainage, green scape, adjustment of existing circulation pattern
- Design of workshop: small groups assigned by development/vision issues

Motion: No action taken by Board

INFORMATION ITEM #4 ARCHTOBERFEST: ITEM MOVED TO SEPTEMBER MEETING

- Upcoming Archtoberfest in coordination with OBMA
- Feature local planning and architecture ideas and strategies
- No proposed date at this time.

Motion: No action taken by Board

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

- Infrastructure subcommittee:
- Community Planners Committee:
- Town Council:

ADJOURNED

Meeting adjourned at 8:59PM