

**MEETING CALLED TO ORDER**

6:13PM

**MEMBERS PRESENT (MARKED WITH "X")**

<b>X 1</b> Marissa Spata	<b>3</b> Blake Herrschaft ( <b>Vice Chair</b> )	<b>6</b> John Ambert ( <b>Chair</b> )
<b>1</b> Vivian McCardle	<b>X 4</b> Craig Klein ( <b>Treasurer</b> )	<b>X 6</b> Tom Gawronski
<b>X 2</b> Nanci Kelly (arrived 6:30pm)	<b>X 4</b> Andrew Waltz	<b>7</b> [VACANT]
<b>X 2</b> William Corwin (arrived 6:30pm)	<b>X 5</b> Jane Gawronski	<b>7</b> Dan Dennision
<b>3</b> [VACANT]	<b>X 5</b> Newman Stotz (appointed after agenda vote)	<i>Numbers indicate district</i>

**AGENDA MODIFICATIONS & APPROVAL**

- City of San Diego Urban Forestry Dept. has moved their agenda item from the October to November 2016 meeting. All discussions on this topics will be held until the November meeting.
- Motion to approve ( Jane 1<sup>st</sup>, Craig 2<sup>nd</sup>)
- **Motion passes, 4-0-0**

**MINUTES MODIFICATIONS & APPROVAL**

- September 7, 2016 minutes were not available for review. Will review at November meeting.
- No motion taken

**TREASURES REPORT (Craig Klein)**

- Bank balance \$873.93

**CHAIR UPDATES**

- None

**CITY COUNCILMEMBER LORIE ZAPF DISTRICT 2 REPORT – CONRAD WARE**

- Not present

**MAYOR KEVIN FAULKNER REPRESENTATIVE – ANTHONY GEORGE**

- Not present

**COUNTY SUPERVISOR DISTRICT 4 RON ROBERTS – MELANIE WILSON**

- Not present

**CA STATE ASSEMBLY SPEAKER EMERITUS TONI ATKINS – VICTOR BROWN**

- State legislature is on recess as of September 30, 2016.
- Coffee with Toni Atkins, open to the public: October 22 Mission Beach Olive Café, 10:30-11:30AM
- Board Comments:
  - Board member Marissa Spata asked Mr. Brown to provide a summary at the next meeting of any bills passed in this recent session that affect the Ocean Beach community.

**CONGRESSMAN SCOTT PETERS OFFICER – BRAIN ELLIOTT**

- Not present

**NON-AGENDA PUBLIC COMMENT (2 MINUTES EACH, 10 MINUTE MAX ITEM)**

- No comments

**ACTION ITEM #1: APPOINT NEW MEMBERS**

- Resident Newman Stotz has been appointed to OB Planning Board District 5 representative. On September 7, 2016 Mr. Stolz provided the Board with a complete application and signature sheet. Mr. Stotz is a native-OB resident, former Olive Tree employee, and current local real estate agent.
- Motion to approve appointment of Mr. Stotz as a District 5 presentative (Jane 1<sup>st</sup>, Tom 2<sup>nd</sup>)
- **Motion passes, 4-0-0**

**ADDITIONAL BOARD MEMBERS WILLIAM CORWIN, NANCY KELLY AND ANDREW WALTZ JOINED THE MEETING AND WERE AVAILABLE TO REVIEW AND VOTE ON THE ACTION ITEMS # 2 AND 3****ACTION ITEM #2 2269 EBERS ST. – NELSON ADDITION PTS # 456892**

- Allison Katgraf: resident adjacent to new multi-family construction project at 2269 Ebers St. presented an update of project issues and 2 City of San Diego Development Services complaints that she had filed with the City: one for improper asbestos handling/removal and one for insufficient parking provided by the project.
- Resident Kevin Hastings provided the board with printed original and revised project floor plans gathered from the developers website (NELCORP). Mr. Hastings also provided evidence of a social media post (Instagram) from the developer's (NELCORP) public account showing the property and comments demonstrating blatant disregard for dissatisfied resident sentiments and professional business relations with the community. Comments written by the developer on the Instagram post include: "#likeaboss, #flipthishouse, #realestate, #teamwork, #milliondolkitchen, #milliondollarlisting".

*Board Comments:*

- Motion presented by Craig Klein: Motion to demand that representatives of the City of San Diego Development Services Dept., Code Enforcement, Councilmember Lori Zapf's and Mayor Kevin Faulkner's offices be present at a future Ocean Beach Planning Board meeting or relevant Subcommittee meeting to discuss the 2269 Ebers St. project (PTS #456892) and be prepared to address identified community concerns. Furthermore, coupled with this meeting request, the Board will provide the abovementioned City representatives with documentation demonstrating project issues (presented to the Board by residents at the October 5 meeting) to ensure that they will be prepared to provide substantive comments in response to the issues brought forth.
- Summary of project issues:
  - Exceedance of FAR
  - Insufficient Parking
  - Environmental health concern related to improper asbestos removal

- Code violations

Motion to approve (Craig 1<sup>st</sup>, Jane 2<sup>nd</sup>)

- **Motion passes, 8-0-0**

**ACTION ITEM #3 4768 DEL MAR AVE. – SATTLER CDP PTS # 456892**

- A Process 2 Coastal Development Permit (CDP) to demolish an existing garage and construct an additional three (3) story unit addition, interior remodel, Companion Unit, and encroachment(s) totaling 5,703 square feet located at 4768 Del Mar Avenue. The 0.16-acre site is in the RM-1-1 and Coastal Overlay (non-appealable) zones of the Ocean Beach Community Planning area. This is an expansion and remodel with the addition of a companion unit.

**Board Comments:**

- Requested that applicant consider replacement of tree that is planned for removal with like tree. Board member Marissa Spata pointed the applicant toward the City of San Diego Sustainable landscape Guidelines for recommendations on native and drought-tolerant landscaping.
- Board members requested to see more exterior angulation to break-up box-like façade.
- Board members commended the proposed 4 kilowatt (kW) solar photovoltaic system and other energy efficiency features.
- Board members were in favor of applicant/current resident of the home stating that this is he and his family's current permanent residence and they plan to continue residing in the home following project completion. The second unit of the project will become a rental unit.

Motion: Motion to recommend the approval of project as proposed (Jane 1<sup>st</sup>, Nancy 2<sup>nd</sup>)

- **Motion passes, 7-1-0**
- **Reasons for Opposition:**
  - Board member Tom Gawronski opposes the project due to concern about misuse of "main-space" and about the demolition of a current residence for replacement of a larger multi-unit dwelling.

**CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:**

- OB Infrastructure subcommittee: NO UPDATE
- Community Planners Committee: NO UPDATE
- OB Town Council: Research Measure A
- OB Mainstreet Association: NO UPDATE
- OB Recreation Council: NO UPDATE
- OB Historical Society: 100 year celebration for OB Library, October 16 starts early afternoon at Newbreak Coffee on Abbott
- OB Community Development Corporation: In the process of obtaining permit for development of Veterans Plaza
- OBMA Crime Prevention Committee: Name updated to OB Public Safety Committee; SDG&E was present at September meeting to discuss recent gas leaks and future prevention of leaks and pipe maintenance.
- OB Women's Club: Fundraiser in November – visit OB Women's Club website for more details
- Peninsula Community Planning Board: NO UPDATE

- Midway Community Planning Advisory Group: NO UPDATE
- SANDAG: NO UPDATE  
Sunset Cliffs Natural Park Committee: NO UPDATE
- Friends of Sunset Cliffs Natural Park: NO UPDATE
- Mission Bay Park Committee: NO UPDATE
- San Diego River Coalition: NO UPDATE
- Airport Noise Advisory Committee: Way Point Loma flight path has been approved and will go into effect in November. Details of the flight path are available in the OB Planning Board September 7 meeting minutes.
  - Terminal 1 retrofit plans are underway

**ADJOURNED**

Motion: Motion to adjourn (Marissa 1<sup>st</sup>, Craig 2<sup>nd</sup>)

Meeting adjourned at 7:35M