OCEAN BEACH PLANNING BOARD

Project Review Committee – Minutes

June 19th, 2019 at OB Recreation Center

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)		
X 1 Tracy Dezenzo	X 3 Virginia Wilson	X 6 Jane Gawronski
_ 2 Elizabeth Felando	X 4 Craig Klein (6:20pm)	X AL Kevin Hastings
		X 2 Richard Merriman

CALL TO ORDER KH: 6:09 pm

AGENDA MODIFICATIONS & APPROVAL JG move to approve, KH second. 6-0-0

MINUTES TD motion to approve February minutes, JG second. 5-0-1 (JG abstain, was absent). CK move to approve April minutes, TD second. 5-0-1 (RM abstain, was absent)

NON-AGENDA PUBLIC COMMENT Steve Yeng presented on THC sign proposal and remodel, downgrade type 48 alcohol license to 47, full restaurant, under 21 allowed. Wants to be on agenda at August meeting for NUP.

ACTION ITEM #1 - 1776 Cable St

Applicant (architect): Had a building permit and was exempt from CDP, but contractor removed too much existing wall. Proposed ADU was deleted because it was over FAR. Similar footprint to existing. 916sf existing, adding 314sf to 1st floor, plus 2nd floor with roof deck, pushing rear out to setback. Windows and siding consistent with other properties in the area. Height is 28'10" to steep peaked roof. Cottagey, traditional look. No garage, planner wanted 500sf for parking. Engineering comments signed off. Resubmitted a week ago.

Public comment: Tom G: Where is the parking? Applicant is substituting building area for a garage. Ugly from density point of view. App: 555sf reserved for parking. Nick: What will it be used for? App: Owner intends to move in with family.

Board comment: KH: parking requires 25% of FAR set aside for parking, only ¾ of it can be the house area. Compliance with parking will drastically change the project. CG: bulk of project much lower than 30'. CK: Likes elevations, blends in, but too many unresolved issues. JG/TD: Concerned about parking, and lack of yard space. Applicant: Will use grasscrete for parking. KH: Likes roof pitch, less bulky, hidden deck, overall appearance. Applicant: Would reduce 2nd floor if needed.

CK Motion: Recommend project to full board when ready without making a recommendation to approve or not. JG Second. Vote: 5-1-0 (KH opposed)

ACTION ITEM #2 - 2068 Sunset Cliffs Blvd

App: Approved as remodel, but more than 50% of wall top plate was demolished. Scope was to repair and reframe roof. 1925 sf lot, original 634sf cottage, 2 bedroom. Exterior walls remaining, interior remodel to relocate bathroom and kitchen. Setbacks are existing, previously conforming, has front deck. Far below height limit and 0.32 FAR. Shared storage/garage with adjacent property will be redone separately.

Public comment: Nick: Tandem parking? App: yes. What use? As a rental.

Board comment: KH: Parking is unresolved, but great project, preserves cottage, improvement to floor plan. Could fit 2 cars if they had to. CK: Would support variance if needed, CDP unrealistic for small lot with 1908 structure.

CK: Move project to full board with recommendation for approval. JG: Second. Vote: 6-0-0

DRAFT

OFFICERS REPORTS KH: I will not provide printed documents to meetings. CK: Submitted reimbursement package to city, they allow up to $500 in reimbursement.

ADJOURN KH: 7:40 pm

DRAFT