

Ocean Beach Planning Board

General Meeting Minutes

Date: September 4, 2019

Location: OB Recreation Center

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)			
<input type="checkbox"/> 1 Tracy Dezenzo	X 3 Virginia Wilson	<input type="checkbox"/> 5 Numan Stotz	X 7 Andrea Schlageter
X 1 Bo Willsey	<input type="checkbox"/> 3 Vacant <i>Christopher Chalupsky appointed during meeting</i>	X 5 George McCalla	X 7 Andrew Waltz
X 2 Elizabeth Felando	X 4 Craig Klein	X 6 Jane Gawronski	<input type="checkbox"/> AL Kevin Hastings
X 2 Richard Merriman	X 4 Anthony Ciulla	X 6 Dan Dennison	X AL Jenna Tatum

FINAL

CALLED TO ORDER: 6:00 pm

ADJOURNED: 8:34 pm

AGENDA MODIFICATIONS & APPROVAL

JG/RM 10/0/0

MINUTES MODIFICATIONS & APPROVAL

JG/AC 10/0/0

REPRESENTATIVES REPORT

Representatives in Attendance: (2:41)

- City Council District 2 Jennifer Campbell – Teddy Martinez (tmartinez@saniego.gov). Taking over for Ocean Beach. CK: discussed ADA Ramp letter and requested that Teddy reiterate views to Councilmember Campbell
- Assemblyman Todd Gloria – Randy Wilde. Back in session, everything has to be off desks by Friday. SB-5 briefing: Affordable Housing and Community Development Investment Program
- Senator Toni Atkins – Chevelle Newell-Tate. Discussed STVR bill is on hold, SB-330 Housing Crisis bill is waiting for more votes, SB-50 Planning and zoning: housing development: streamlined approval: incentives, Sidewalk Vending ordinance will be in front of Council in October. October 15th is the deadline for the Governor to sign or veto. Miller Saltzman will be taking over next month.

NON-AGENDA PUBLIC COMMENT

Colleen Dietzel: Sept 20 climate action walkout, climate mobilization collation meets every Monday at 10 am

Allison Bush: Asked about 2269 Ebers Street and what the status was and what was being done.

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ACTION ITEM #1: Appointment of New Member to District (23:20)

1st AW 2nd AC

VOTE: 12/0/0

MOTION: Approve appointment of Christopher Chalupsky to District 3.

ACTION ITEM #2: 4744 Cape May Ave. Project #576102 (32:44)

1st CK 2nd LF

VOTE: 12/1/0

MOTION: Deny project as presented for the sole and specific reason that placing the larger (3 story) structure toward the front of the lot violates the bulk and scale provision of the Community Plan. The Board's determination is without prejudice to the City's decision to issue the CDP to the project in its current forum.

Applicant: presented as a project that has been approved by the city and expressed extreme dismay about the back and forth and the politics involved with this. They just want to build their property.

Board: questions about the larger unit in the front versus the back. They first had it small/large, went to the city and the city had them reverse it. The Board saw it and said it was not compliance with the Comm. Plan and they needed to reverse it. They did, but then the city told them to go back to large in front, small in back. **CK** expressed dismay about the lack of process and communication between the City and Planners. The City is not following the Community Plan, which should take precedent. **AC** speculated that having the bulk in the front might comply with the View Corridor stipulation in the Community Plan, which is why the City is having the larger unit in front. **CK:** feels that if we approve the project, we are essentially telling the City that they can disregard the Community Plan. **BW:** We should get someone from the City to come before the Board and explain their reasoning. We should have clarity. **AW** speculate that adjacent properties have similar scale maybe that's why it's being approved. **VW** how does your setback compare to neighboring properties? The Board cannot go against our own Community plan. **CC:** the Board will deny, the City will approve anyway **RM:** should we get some kind of waiver notice from the City?
Public: FG discussed the Community Plan and how it came to be approved and reiterated CK's sentiment.

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ACTION ITEM #3: 1409 Ocean front St. Project # 611484 (1:04:10)

1st CK 2nd AC

VOTE: 13/0/0

MOTION: In accordance with the PRC recommendation of the approval of the project, move to approve the project as presented.

Board: AW will there be public access? Yes but on a future CIP. There were no further comments or discussion from the Board or public.

ACTION ITEM #4: 4830 Muir Ave. Project #637024 (1:11:18)

1st BW 2nd GM

VOTE: 12/0/1

Abstaining: AC removed himself from the vote, as he is the interested party.

MOTION: To approve project as presented.

Public: How big is the lot? 2500sf.

Board: PRC voted unanimously to approve the project. No issues mentioned.

ACTION ITEM #5: 2068 Sunset Cliffs Blvd. Project #636851 (1:25:10)

1st CK 2nd JG

VOTE: 13/0/0

MOTION: In accordance with the recommendation of the PRC, motion to approved project as presented.

Applicant: stated that during the construction too much was torn down by the crew which turned the remodel project into a CDP project. Footprint is not changing. Roof height is a little higher.

Board: only reason they are before the board is because of the contractor error. Yes.

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ACTION ITEM #6: Street Vendor Ordinance (1:28:40)

1st CK 2nd RM

VOTE: 8/4/0

MOTION: Move to support ordinance as written.

Background: Ordinance will be presented to Council in October. State Senate passed SB946 that allowed Street Vendors with limited restrictions and left it up to the Cities to determine their own limits.

OBMA is in favor of this ordinance as is. Background info and the draft ordinance can be found here

<https://onbase.sandiego.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=1616&doctype=1>

Public: no stationary vendors will be able to set up in residential areas. Enforcement? Police lifeguards, etc.

Board: **AW** this ordinance will curtail sidewalk and above ground (wall). **CC:** Buskers are left out of this ordinance. **AC:** does the ordinance prevent lemonade stands (food handling ordinances will take care of that) **AS** this ordinance will make it the rule that a, newly created, vending license will be required for ANY sidewalk vendors. Permit fee is \$30 a year. For food vendors, proper licensing and food handling licenses will be required. **AW/JT:** think the ordinance is too restrictive.

INFORMATION ITEM #1: Airport Development Plan (1:46:50)

The Airport Authority gave a presentation on the ongoing development project at Lindbergh Field.

Full presentation can be listened to on the audio recording, beginning at 1:46:50, for September 2019 Minutes. To view the Airport Development plan visit <https://www.san.org/Airport-Projects/Airport-Development-Plan>. To view information about Airport Noise visit <https://www.san.org/Airport-Noise>

OFFICER / SUBCOMMITTEE REPORTS:

Treasure's Report: \$1459.54

LIAISON REPORTS:

Reports given by:

- Airport Noise (AC). 4000 homes completed 9.2 billion spent to mitigate noise.
- Mission Bay Parks (DD). Concerns rose about water quality.
- Library (LD). Library expansion. \$500,000 has been granted for the library expansion. We will need more money and we also need to have ideas given to the City. LD asked the Planning Board to make suggestions for ideas. Book sale 9/28.
- Peninsula Planning Board. (MH). Famosa Canyon update.
- Women's Club (MH) Nov 2 luau fundraiser