

Ocean Beach Planning Board

General Meeting Minutes

Date: November 6, 2019

Location: OB Recreation Center

MEMBERS PRESENT (Checked if in attendance / # represents district / arrival/departure time)			
X 1 Tracy Dezenzo	X 3 Virginia Wilson	X 5 Numan Stotz	X 7 Andrea Schlageter
X 1 Bo Willsey	X 3 Chris Chalupsky	X 5 George McCalla	X 7 Andrew Waltz
X 2 Elizabeth Felando <i>Departed at 7:20 pm</i>	X 4 Craig Klein <i>Arrived at 6:07 pm</i>	X 6 Jane Gawronski	X AL Kevin Hastings
X 2 Richard Merriman	X 4 Anthony Ciulla	_ 6 Vacant Seat	X AL Jenna Tatum

FINAL

CALLED TO ORDER: 6:01 pm

ADJOURNED: 8:49 pm

AGENDA MODIFICATIONS & APPROVAL

JT/KH VOTE: 13/0/0

MOTION: Modify Agenda and move Info #1 above Action #3

MINUTES MODIFICATIONS & APPROVAL

AC/LF VOTE: 12/0/2

MOTION: to Approve minutes without changes
Reasons for abstentions: AC/LF was not present at October 2019 meeting

REPRESENTATIVES REPORT

City Council District 2 Jennifer Campbell – Teddy Martinez (3:48)

- Java with Jen, Saturday, November 9, 2019
- Community Workshop on the Homelessness to learn about the new plan. Plan was in collaboration with housing commission, police and CHS. December 4. Info to come.
- Free trees being issued in celebration of Kate Sessions Birthday, November 8, 2019
- Bermuda Stairs. Councilmember visited the stairs. Replaced caution tape. Docketed Nov 19.
- ADA ramp pre-appeal meeting this week. Councilmember does not want to go against the community wishes.
- OB is one of the most engaged communities
- Facebook items on docket items are posted

Assemblyman Todd Gloria – Randy Wilde

Not in attendance but gave AS a list of bills that were passed/on docket.

- AB-262 Local health officers: communicable diseases
- There is a bill to reform the SD County Air Pollution Control District
- AB-1290 Water projects: financial assistance and construction financing: Pure Water San Diego Program. (2019-2020)
- AB1588 Drinking water and wastewater operator certification programs
- AB-893 22nd District Agricultural Association: firearm and ammunition sales at the Del Mar Fairgrounds. (2019-2020)

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NON-AGENDA PUBLIC COMMENT (10:59)

- Houlton's: Bluff repair status updates on permit CDP 6-16-0950. Asking for Board support when it does come before the Board. Seawall WITH public access stairs to beach. They are paying for the stairs themselves.
- Brian Curry: Volunteer for Barbara Bry campaign.
- Tom Gawronski: asked about Ebers & Green property. KH gave an update on the project. FG: Using a 50% rule he's never seen. Odd application of the rule.

ACTION ITEM #1: 12TH UPDATE TO THE LAND DEVELOPMENT CODE (20:09)

Regarding #12 on Issue Matrix

Comments/Questions/Discussion: AC: Does this code affect current facilities? TD: Still in commercial zones? CK: are there any places in the city that this new distance would allow more cannabis facilities? TD: Each planning area should be allowed to determine their own rules since each planning area is different. Discussion: Do we have billboards in OB? Yes. There are a few but with this new distance would more than likely remove all cannabis advertising from OB. CK: Walking path or tape measure distance? Should be line of sight. AS: this issue will come up again at the CPC meeting on the 12th. TD: mobile advertising? Mobile goes through every area. Discussion: City doesn't have jurisdiction over busses. KH: it should be allowed. People wanted it and voted for it. FG: Changing from marijuana to cannabis covers more bases. KH: this is prone to abuse. AS: permits for alcohol and cannabis should be regulated the same way. CK: leave it as a line of sight ordinance. AW: what about changing the distance to 500?

KH/AC VOTE: 14/0/0

MOTION: Request that municipal code 58.0704 which states "*It is unlawful for any person, business, or retailer to place or maintain, or cause to be placed or maintained, any advertising of cannabis or cannabis products on a billboard that is within 1,000 feet of a school, playground, public park, day care center, or youth center.*" **Be changed to** "*It is unlawful for any person, business, or retailer to place or maintain, or cause to be placed or maintained, any advertising of cannabis or cannabis products on a billboard that is within a 500 feet of a school, playground, public park, day care center, or youth center.*"

Regarding #24 on Issue Matrix (39:17)

Comments/Questions/Discussion: TD: Good if it gets more cars off the street. KH: Currently for new development parking has to be from alley unless there is no alley access. They want to allow substandard parking to build more density. Curb cuts are against community plan. RM: Doing this so people can build larger houses. JT: Cheaper way to provide parking, helps with housing crisis AC: The parking requirements are unreasonable for small lots. CK/AC: Should be allowed from street where there is an existing curb cut. CC: If you can, do tandem parking in driveway, requiring a garage adds unnecessary costs. Public comments: People don't use tandem parking, they just park on the street. Will invite increased density, against precise plan. City should require homeowners to provide spaces.

CK/JG VOTE: 9/5/0

MOTION: 142.0555(a)(1) *Within the beach impact area of the Parking Impact Area Overlay Zone access to the tandem space must be provided from an abutting alley. Add "except for properties where there is an existing curb cut."* **New proposed language:** 142.0555(a)(1) *Within the beach impact area of the Parking Impact Area Overlay Zone access to the tandem space*

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must be provided from an abutting Alley *except for properties where there is an existing curb cut.*"

ACTION ITEM #2: CITY COUNCIL TASK FORCE FOR REFORMS TO COMMUNITY PLANNING GROUPS (1:22:55)

Andrea presented what the CPC discussed and asked if anyone had any objections or alterations to them. She went through each one and she let the Board know how the CPC voted. Some board members stated that they didn't think any of them were terrible but the Board did want to address and make recommendations for the following:

Regarding Membership, 20: *Gather relevant demographic data of CPG board members in an audit immediately and require new CGP board members to complete a demographic survey at every election or time of appointment. The survey should include: Age, Business Owner or Property Owner, Ethnicity, Gender, Length of Residence, Neighborhood, Professional Background, Race, Religion, Renter or Owner, Years of Service on CPGs.*

Comments/Questions/Discussion: Some board members felt as though some of the requested data was too invasive and not relevant to being a volunteer on the Board. Some felt that diversity, equity and Inclusion were important. There were some board members who wanted to leave all demographics; some who wanted to remove some demographics and some who wanted to remove them all. The consensus is that we already collect some of this data on our members when they apply and we submit it anonymously to the city and that some other items were not necessary and too invasive. Many felt as if it was overstepping for a volunteer Board. This could be used, only if Planning Boards are found to not be diverse but for OB, we don't feel as if it's an issue. If a formal complaint is filed, then this info could be requested.

KH/RM VOTE: 8/5/0

MOTION: Remove demographics gathering reform.

Regarding Membership, 21: *Require a termed-out board member to wait two years until they can run for their CPG again without exceptions.*

Comments/Questions/Discussion: Vacancies need to be filled. This could prevent someone from running even if there is an immediate need.

KH/CK VOTE: 8/5/0

MOTION: Remove two-year wait reform.

Regarding Membership, 22: *The Planning Department should develop methods and provide resources to improve recruiting that could result in more diverse CPG membership.*

Comments/Questions/Discussion: Do we want the City to dictate the demographic makeup of our Boards? Lot's a grey area in this.

CC/AC VOTE: 11/2/0

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MOTION: Suggest this be reworded to “The Planning Department should provide resources to improve recruiting that could result in more diverse CPG membership and increase participation”.

Regarding Oversight, 27: *CPG members must file statements of economic interest, per the Political Reform Act.*

CK/NS **VOTE:** 13/0/0

MOTION: to remove the statements of economic interest requirement reform.

Regarding Oversight, 28 (second one): *Revise the bylaws shell in 600-24.*

TD/BO **VOTE:** 11/0/2 **Abstains:** due to lack of specific details regarding bylaw rewrites

MOTION: to remove revision of bylaws reform

INFORMATION ITEM #1: ACCESS TRAX PRESENTATION (1:59:48)

Kelly Twichel presented her beach access apparatus Access Trax, which provides universal access to wheelchair users, pedestrians, carts and strollers. <https://acesstraxsd.com/>

ACTION ITEM #3: 1776 CABLE STREET #621447 (2:27:44)

Note: Applicant was not present at meeting. Requested, by applicant via email on 10/29, that project be reviewed at 11/6 meeting even though applicant would not be able to attend.

Project has been sitting for a long while. It's down to the studs. Demo was originally a 50% remodel and contractors took down too much which forced it to Coastal. Proposing a .7 FAR 2 story, single family. Built up to setbacks of 4 feet. Empty area for “parking area” yet it does not meeting parking requirements. Applicant is asking for variance to build house up to full.7 FAR and leave empty space for parking. Supplemental findings letter submitted to Board: Qualified as an Infill project, proposed deviations are appropriate for this location because of TPA.

Comments/Questions/Discussion: JG: 1st iteration was with a garage / ADU AC: ignoring the parking, they effectively built a house that is too big for the lot. NS: assuming that they will build it, then build an ADU in the empty space. NS: too many red flags, shady JG: putting the entire .7 FAR into the house and not leaving room for parking KH: First project was too big. Took it down. Was told the rules then the guy asked for a variance. JT: should be 2 units with parking.

NS/RM **VOTE:** 13/0/0

MOTION: Motion to deny the project as presented. *Andrea will write a memo to go along with the motion.*

ACTION ITEM #4: OB HOLIDAY FLOAT THEME

Themes presented by Outreach Subcommittee: Pocket Park, Gift of Transportation, and Christmas Past.

AC/JG **VOTE:** 12/0/0

MOTION: Board unanimously approves a “Pocket park” theme

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ACTION ITEM #5: OB HOLIDAY FLOAT BUDGET

JT/BW VOTE: 12/0/0

MOTION: Board unanimously approves up to \$500 for the holiday float

OFFICER / SUBCOMMITTEE REPORTS:

Chair Announcements & Correspondence: N/A

Treasure's Report: \$1384.37

Secretary Report: N/A

LIAISON REPORTS:

Time expired. No reports given.

FINAL