OCEAN BEACH PLANNING BOARD

Project Review Committee – Minutes
October 16th, 2019

MEMBERS PRESENT

Kevin Hastings, Tracy Dezenzo, Richard Merriman, Virginia Wilson

CALL TO ORDER KH: 6:03 pm

AGENDA MODIFICATIONS & APPROVAL TD/RM motion to approve: by consent

MINUTES TD/RM motion to approve: by consent

NON-AGENDA PUBLIC COMMENT VW: Long Branch torrey pine not moving, per city forester.

ACTION ITEM #1 – Wennes Companion Unit, 4672-4674 Long Branch

Presenter: John W, homeowner. Adding companion unit to 1st floor of existing alley garage. Replacing 1 existing parking spot with 460SF ADU. Plans updated since sent to board. Front house has 1 car garage, long driveway fits two cars tandem. Original plan took 2 parking spots in garage. Had to reduce to 460 to be 50% of attached dwelling. Existing back unit is permitted. Asking for exemption from ROW improvements for <$100K project. Will kill project if he has to replace alley. Wall will be built over garage door. Outside will be matching stucco or door.

Public comment: Chris C: Parking appears to comply.

Board Comment: Questions about parking, FAR.
RM: Lots of open issues.
TD: Renters? App: Long term renters in front and back, or place for me to go. Tried short term for 1 season. Nothing on property will ever be short term as long as I'm the owner. KH: Short term prohibited in CUs.
VW: 3 dwelling units on one lot. KH: 2du + adu is allowed on 5,000sf lot.
KH: Has 3 parking spots, city will require 3.75, not including driveway, tandem not allowed. We shouldn't be making a recommendation because of major issue like that.

TD/RM: Motion to recommend approval to full board. Vote: 3-1-0 (KH nay) ***(Note: This is a subcommittee recommendation and shall not be used for city approval.)***

ACTION ITEM #2 – 2077 Cable St ADU

Presenter: David M, architect. Owner present. Front house existing, proposal in empty back of lot. 3 car garage with ADU on top, plus 4th parking spot. Currently no off street parking. FAR is 0.65. Stucco first floor, ship lap siding on top half, flat roof. Consistent with nearby buildings. 22 ft height. New landscaping minimizes impervious surfaces. Owner wants it to be affordable rental. Would like to put solar panels on roof.

Public comment: Chris C: Comment about allowed use of ADUs.

Board comment:
RM: ADU seems too large, over 50%. KH: 50% limit is only for attached companion units.
KH: Parking would comply even if it was 2nd DU. Office easily converted to bedroom but still has parking. Why ADU instead of 2nd DU? App: Permitting fees. East exposure is a large blank wall, should have windows or architectural feature. Why high parapets, can it be pitched? App: for waterproofing, haven't considered pitched roof. Maybe solar on roof, no HVAC.
TD: Agree on blank wall, add something for neighbors. App: We can add at least 2 windows.
RM: Agree on office. Historical? App: 1930s, has to submit additional info on historical review.
VW: Would like 4/12 roof to match front, agree on blank wall. Consider permeable pavement for outside parking for water retention, less heat island effect.
RM: Move to approve. Friendly amendments: KH suggest adding windows or architectural feature on east exposure. VW: Suggest replace concrete paving with permeable paving.

RM/TD: Move to recommend approval with suggestion of adding windows or architectural feature and replacing concrete paving with permeable paving. Vote: 4-0-0. ***(Note: This is a subcommittee recommendation and shall not be used for city approval.)***

KH ADJOURN: 7:11 pm

DRAFT