

# Ocean Beach Planning Board

## General Meeting Minutes

Date: February 5, 2020

Location: OB Recreation Center

<b>MEMBERS PRESENT</b> (Checked if in attendance / # represents district / Note of arrival time in box if late)			
X 1 Tracy Dezenzo	X 3 Virginia Wilson	X 5 Numan Stotz 6:53pm	X 7 Andrea Schlageter
__ 1 Vacant	X 3 Chris Chalupsky	X 5 George McCalla	X 7 Andrew Waltz 6:25pm
__ 2 Elizabeth Felando	X 4 Craig Klein	X 6 Jane Gawronski	X AL Kevin Hastings 6:15pm
X 2 Richard Merriman	X 4 Anthony Ciulla	__ 6 Vacant	X AL Jenna Tatum

**CALLED TO ORDER: 6:03 pm**

**ADJOURNED: 8:27 pm**

### AGENDA MODIFICATIONS & APPROVAL

JG/TD 10/0/0

### MINUTES MODIFICATIONS & APPROVAL

AC/GM 8/0/2

Reasons for abstentions: JT & CK were not in attendance at last meeting

### REPRESENTATIVES REPORT

- Assemblyman Todd Gloria – Michaela Valk
  - Closing legislative ideas session. Focusing on San Diego Budget items next. OBMA asked for funding for OB Pier retrofitting. April 1, 2020 Census. October 1, 2020 Real ID deadline. Their office can assist with any state agency appointments.
- City Council District 2 Jennifer Campbell – Teodoro Martinez
  - Excited about the State of the District that happened. Budget memo submitted. Working on budget through June. Saturday, in Point Loma, Java with Jen, February 22 Love your Pet Day. Jan is sponsoring Pet Adoptions.
  - Members asked about: Bike Blvd status? TM: will check. WPL/Bacon CIP status? TM: will check. CC: Any further movement of STR regs? Where are we with a new proposal? TM: being discussed. AS: When does the Mayor address the budget? TM: April. Then Council reviews.
- Senator Toni Atkins – Miller Saltzman

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- Gov released budget, going to Senate for review. Lots of affordable housing projects on it. SB50 is dead and they are working on a new bill. Bond for a 5.5 billion Climate Resiliency bill ballot measure. Comprehensive Wildfire plan.
- Members asked about: CG: AB5 amendments? MS: yes. A lot is being discussed.

### **NON-AGENDA PUBLIC COMMENT**

Sarah Davis. Candidate statement for State Assembly District 78

### **ACTION ITEM #1: Bermuda Ave. Stairs Project #650686 (16:05)**

Project manager and designer presented design plans for stair project. Similar to previous stair geometry. 3 flights of concrete steps. Concrete wall. Stainless steel handrails. Resilient to any Coastal impacts. Self supporting structure. Anticipated start, Summer 2021 and take 6 months to build. Designers for the project are waterfront design specialists.

**Public:** Concerns about drainage with a solid wall. City: water will drain and concrete is durable. Slip prevention with algae buildup. City: This is a maintenance issue. How long is the expected lifespan? 50 years. The community is concerned that this project will get stalled or money will be taken from the project and put off again. Wanted reassurance that the project will get done this time. AS: make sure you speak up for the project when the budget comes up for review?

**Board:** AC: how long is the lifespan? City: generally 50 years. KH: have you considered a way to diffuse wave energy? City: CC doesn't like turning beach into rock (rip rap). Angle deflects the waves. CC: Asked about concrete versus other substrates? GM: withstand 100 year storm? City: yes but with climate change they are hitting more frequently. It's designed to withstand those. AW: Seawall is separate? City: yes. Designed that way for structure and permitting issues. AW: other options other than stainless for handrails? City: yes, the final design will reflect the final choice. VW: Does this go before the coastal commission City: yes CC has reviewed AW: any continuity between other stair projects? City: other stair project is not a city project. Private project. KH: end of street included in any of the design? City: they can look at it but their priority is the stairs.

**MOTION: Table until the Board can see a 100% design plan.**

**TD/GM 11/1/0 Opposed KH**

### **ACTION ITEM #2: 4640 Orchard Ave. Project #642505 (48:35)**

Architect presented project and believed that the plans fit into the OB Community Plan. Described the lot split of 1 - 50' large into 2 - 25' vertical lots. Showed examples of other properties near this location.

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**Public:** Area was rezoned to multifamily. They were not made aware of that. Does not believe the project complies with the community plan. Would rather see the lot split horizontally. Changes the neighborhood in relation to parking and impact. Side setback is 3' and a concern in regards to noise from your neighbors. Plans are nice but it will change the character of the neighborhood. Many present at the meeting felt that the project was uncharacteristic of the neighborhood. One community member spoke in favor of the design and project. 2 emails of support were presented.

**Board:** JT: thought the project was very nice. We need more housing. TD: concurred with JT. JG: 6' between 2 places and 8' on sides. CC: likes design but doesn't care for 3' setbacks. Why not stagger more substantially. Concerned about a wall along the street AW: Separated garage could be made into a granny flat to add additional housing. CK: not horribly inconsistent with other structures VW: a lot of care went into the design so they would fit into the area. Reality is that we need these type of smaller dwelling units but agrees that they should be offset even more. Overall she likes the project. KH: What views are the neighbors looking at when you split the lot vertically? Creates narrow useless pathways between units. This would not be allowed anywhere else in San Diego but OB was designed poorly. Could build 2 units plus an ADU on the current lot. AS: rest of neighborhood has horizontal splits not vertical VW: thought this was out of our hands and the city will approve because it's allowed.

**MOTION: Recommend denial of project specifically due to the lot split and orientation of the buildings and lack of compliance with the community plan 4.2.8.**

**KH/AS 10/3/0 Opposed TD/RM/VW**

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### **ACTION ITEM #3: 2077 Cable St. Project #624324 (1:27:44)**

Applicant is adding parking and ADU. Landscaping has been designed to reduce heat island effect.

**Public:** Will the project use solar? App: owner plans to utilize solar.

**Board:** AC: what's the existing size? JT: Heating system? Encourage an all electric instead of gas. NS: nice to see this project in front of the board. CC: good property for rental.

### **MOTION: Recommend approval of project**

**AC/KH 13/0/0 Unanimous**

### **ACTION ITEM #4: Pedestrian Improvements Around OB Elementary (1:37:16)**

Ashley of OB PTA requested support for additional safety measures. Asking for restriping, yellow continental cross walks, lighted speed limit indicator, right on red time restrictions, LPI timing change at Santa Monica and Sunset Cliffs, 3-minute drop off zone extension in front of school, crossing guard program implementation.

**Public:** FG: all previous improvements were implemented by parents (community).

**Board:** VW: can the RSVP unit help with crossing? AC: lobby the city with other PTA's to reduce speed limits around schools to 15mph KH: There is no place to pick up or drop off. Supports anything that makes that area more congested and harder to blow through.

### **MOTION: Board agrees to support pedestrian improvement request letter.**

**CK/GM 13/0/0**

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### **ACTION ITEM #5: OB Pathways (1:50:20)**

OB Pathways project to add way-finding signage for bicyclists noting destination points and mileage. In addition we would like to add OB Pathways sharrows.

**Board:** KH: will support if we add public bathroom notations JT: put a bike on the sign? TD: could be narrowing CC: how where the locations determined? NB: she bikes it everyday CC: cost? Equivalent to a stop sign AW: Historic additions? NB: green signs equal transportation

**MOTION: The Ocean Beach Planning Board recommends the following Wayfinding signs and Sharrows street paint markings, to guide and support people riding bikes, and other micro mobility devices, through the Ocean Beach Community from Robb Field to Sunset Cliffs Natural Park. A total of ten signs, 5 signs in both the south and north direction with additional Sharrows markings on the recommended locations.**

**TD/AC 13/0/0**

### **ACTION ITEM #6: River Path Bike Trail (2:00:38)**

Transportation committee asks for approval to officially liaise with the Mission Bay Parks Committee to discuss/present needs for bike path improvements near the skate park, which is the entrance to OB. Committee felt it would be stronger to have full board support instead of requesting as the committee. We currently do not have a liaison since Dan retired from the board. 1<sup>st</sup> Tuesday of the month Santa Clara Rec center.

**Public:** FG: Gio is an OB resident and is on that committee.

**Board:** Has something already been planned? Is there a master plan for that area already in motion?

**MOTION: Board approves a liaison from the Transportation committee to present bike path needs at the next Mission Bay Planning meeting**

**CK/RM 13/0/0**

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### Information Item #1: Consent Agenda (2:06:33)

Andrea would like to implement Consent Agendas moving forward. She described items that would typically be on a consent agenda. Items can be pulled off for discussion if requested by board or public.

### OFFICER / SUBCOMMITTEE REPORTS:

**Chair:** Elections are next month. Deadline was tonight for being on the ballot. Get signatures in if you want to be a write in candidate. Next month AS is trying to get a presentation from SDGE.

**Vice Chair:** PCPB: Voted against the North Chapel commercial conversion and Famosa project. \$650K completion of salt pool reconstruction.

**Treasure Report:** \$1,173.82

**Secretary Report:** n/a

### LIAISON REPORTS:

- SD Commission for Arts and Culture: Seeking Advisory Panelists to evaluate applications for grants
- OB Historical Society: Announced event. Feb 20<sup>th</sup>. 1928-1938 silent movie.
- Community Forestry Advisory Board: city is discussing combining CFAB with other 2 other Boards
- Airport Noise Advisory Committee: Feb 19<sup>th</sup> next meeting. Noise statistics are online.
- Peninsula Community Planning Board: Chair and Vice Chair resigned. Announced elections.
- Outreach subcommittee: Next meeting has been postponed. New time and date is online.