

**Ocean Beach Planning Board**  
**Wednesday, February 3, 2021**  
**Virtual**

<b>MEMBERS PRESENT</b> (Checked if in attendance / # represents district / Note of arrival time in box if late)			
X 1E Tracy Dezenzo	X 3E Virginia Wilson	X 5E Numan Stotz	X 7E Nicole Ueno
__ 1O vacant seat	X 3O Chris Chalupsky	X 5O George McCalla	X 7O Andrew Waltz
X 2E Jane Gawronski	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
X 2O Richard Merriman	X 4O Craig Klein	X 6O Tom Gawronski	X ALO Jenna Tatum

**CALLED TO ORDER:** 6:05pm **ADJOURNED:** 9:10 pm

**AGENDA MODIFICATIONS & APPROVAL**

**KH/AC Motion:** Approve agenda but move CA #3 to Action #4

**15/0/0 Yea:** TD JG RM VW CC AC CK NS GM KH TG NU AW AS JT

CA #1: Reimbursement for Cisco Webex \$104.65

CA #2 5064 Lotus Street PTS #669302

CA #3 Froude St. Traffic Calming

CA #4 Sunset Cliffs Blvd. Traffic Calming

**MINUTES MODIFICATIONS & APPROVAL**

**CC/JG Motion:** Approve minutes as is

**15/0/0 Yea:** TD JG RM VW CC AC CK NS GM KH TG NU AW AS JT

**REPRESENTATIVES REPORT**

**Mayor Todd Gloria**

<https://youtu.be/Wgr6igs465l?t=584>

- COVID-19: Vaccine doses are available
- Economy. Moving to the purple tier
- Reminder about the shop local SD campaign
- City is hurting . TOT is super low and estimates for next year are low too
- Looking for relief from the state
- Neighborhood services will be taking a hit
- Vending ordinance (within 60 days)
- STVR. Campbell is taking the lead on this
- OP Pier. No analysis yet. Budget is stretched

**Public Comment:** AS: asked about planning department issues (city vs coastal code) and changes. KH: Mentioned STVRs and advocating for our ideas. CC: Back to work plan inclusion of Arts and Culture support. Greater collaboration with planning dept. CK: Amplify Kevin's STVR concerns: distance restriction. AW: Our Board is Arts and Culture heavy and he appreciates his supports in the sector. Mayor: Arts aren't an elective. Hospitality industry is in the same bucket. Dike: Atty memo on planning groups

**Assemblymember Chris Ward**

<https://youtu.be/War6igs465l?t=2057>

- Vaccines. Sign up at myturn.ca.gov
- 2<sup>nd</sup> round of small business grants-Feb 8 (1<sup>st</sup> round is still in process)

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- Evictions/Landlord aid
- Mentioned the committees he is currently sitting on
- AB11: Climate Adaptation plan. Localize decision making for climate action since every area has different needs
- Conservation Bill
- Closing Ghost Guns loophole

**Public Comment:** AS: asked about planning related agenda items coming up? Reminded about the Point Loma Community Conversation that Assembly Member Ward will be speaking at on Feb 16.

**Post from chat:** The second round of applications for the CA Small Business COVID-19 Relief Grant Program will open tomorrow, February 2, and last until February 8th. If you applied during the 1st round, you will be considered during this round. No need to reapply. <https://carelifgrant.com/>

Questions to Ansermio Jake Estrada  
District Director Assemblymember Chris Ward  
State of California, 78th Assembly District  
Ansermio.Estrada@asm.ca.gov  
<https://a78.asmdc.org>

#### **City Council District 2 Jennifer Campbell Report – Teddy Martinez** <https://youtu.be/Wgr6jgs465l?t=2645>

- Arts and Culture mention
- STVR. Bring info back to the Councilmember
- Vaccines Town Hall
- Franchise Fee forum SDGE Feb 4<sup>th</sup>
- OB Pier
- Small business clarity on outdoor dining (Mayor's office has been very helpful)
- Eviction moratorium
- Shelter to Home
- Convention Center
- Rental Assistance Program
- 3<sup>rd</sup> party fee cap for delivery services
- Street Vendor Ordinance will be looked at within 60 days

#### **Posts from chat:**

Vaccine Forum: <https://www.youtube.com/watch?v=GjDjG5YQ7o>

Register for Franchise Fee Forum: <https://www.eventbrite.com/e/gas-and-electric-franchise-forum-tickets-138800440855?fbclid=IwAR0VyzxrYjDhNBaw93LUgNuZUXRdqpJuTpUc-6Db3SzWkaV2XCjs7fkWb4>

People's Business: <https://www.sandiego.gov/blog/peoples-business-jan-26-2021>

For any other questions contact Teddy Martinez at [tmartinez@sandiego.gov](mailto:tmartinez@sandiego.gov) or 619-236-7351.

#### **Supervisor Nathan Fletcher – Aaron Burgess** <https://youtu.be/Wgr6jgs465l?t=2999>

- Homeless outreach. Using PATH / social workers instead of police. \$1.5 million budgeted. Coordinate street outreach program
- Needle exchange program. Countywide
- County is behind in vaccinations so we will remain in tier 1A until we can catch up

**NON-AGENDA PUBLIC COMMENT:** none

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## ACTION ITEM #1: ELECTION COMMITTEE RECOMMENDATIONS AND PROCEDURES

<https://youtu.be/Wqr6igs465I?t=3317>

The Election Committee is seeking approval of their procedures for the upcoming March Planning Board elections. This includes a waiving of the signature requirement just for this year.

Tracy explained the process: 1 ballot box, 2 mail in, 3 online. Described the process of online voting and security and signature requirement for 2021 or until the COVID emergency has been lifted. Applications currently on hand are RM, CK, CC, TG, GM any one who doesn't have app in tonight, you will be a write in candidate.

**TD/JG Motion:** Approve voting procedures and suspend signature collection requirement for 2021 election candidates.

**15/0/0 Yea:** TD JG RM VW CC AC CK NS GM KH TG NU AW AS JT

## ACTION ITEM #2: SHORT TERM RENTAL ORDINANCE

<https://youtu.be/Wqr6igs465I?t=3693>

The board will make recommendations on the Short Term Rental Ordinance, as is, to be docketed in front of City Council later this month.

Kevin presented his ideas for the below motion and the board discussed each point.

**KH/AC Motion:** see below

**15/0/0 Yea:** TD JG RM VW CC AC CK NS GM KH TG NU AW AS JT

**Motion:** The Ocean Beach Planning Board opposes the conversion of long-term housing to Short Term Vacation Rentals (STVRs). Unhosted STVRs are not a compatible use in residential zones, they exacerbate the housing crisis, and increase investor speculation and therefore the cost of housing. The Board is disappointed that despite persistent efforts from OB and other communities, the city has allowed this illegal use to propagate to the extent that host platforms and corporate hosts now control the policy making process.

In response to the draft ordinance from Jen Campbell's office going before City Council, the Board recommends the following modifications to lessen the detrimental impacts on our neighborhoods and housing supply:

1. The ordinance must hold platforms accountable for listing illegal units, and must include fines. The current draft relies too heavily on enforcement of hosts. In other cities without strict platform accountability, platforms have refused to abide by regulations, refused to remove illegal listings, negotiated secret non-auditable tax agreements, and sued to avoid transparency. Also if the overall STVR compliance rate to these regulations is less than 80%, it should trigger a re-evaluation of the ordinance.
2. Adopt the Planning Commission's recommendation to cap permits by District to reduce over-concentrations in certain communities and equitably distribute STVR income opportunities to other districts.
3. Require 100-ft distance separation between Tier 3 parcels in low/medium density zones (RM1,2,3, RT, RX) to reduce impact on residents. Require 300-ft distance between Tier 3 parcels in single family zones (RS, RE). Distance restrictions are already in use by the city for other land use matters, and used in other cities to regulate STVRs. Applicants seeking exceptions to this can utilize the CUP/NUP process.
4. STVRs in Commercial and RM-4,5 zones should be exempt from caps and distance restrictions. The Board encourages this type of use in these zones.
5. Parcels that benefit from any housing subsidies (new ADUs, density bonuses, reduced fees, etc) should be expressly prohibited from full-time STVR use on the same parcel. Housing subsidies should not be used to reward STVR investor activity at the expense of long-term housing.
6. Duplexes or ADU properties should be Tier 3, not Tier 2. These are not home shares and remove naturally occurring affordable housing inventory. It also creates possible loopholes on multifamily complexes where multiple units could be listed as STVRs.
7. The ordinance should reiterate occupancy limits from the Building Code to reduce propensity for party houses.
8. Fees covering enforcement should be based on nights rented. Part-time hosts and home shares do not create the same nuisance burdens as full time hosts and therefore should not share the same fee burden. Disproportionate fees on part-time hosts and home shares would discourage these types of STVRs that the Board endorses.
9. The term "Short Term Residential Occupancy" should be changed to "Short Term Rental Occupancy". This is not a residential use and classifying it as such could lead to legal challenges.

## ACTION ITEM #3: CITY ATTORNEYS RECOMMENDATIONS ON COMMUNITY PLANNING GROUP REFORM

<https://youtu.be/Wqr6igs465I?t=7518>

**AS/TD Motion:** see below

**14/1/0 Yea:** TD RM VW CC AC CK NS GM KH TG NU AW AS JT **Nay:** JG

**Motion:** The OBPB moves to accept the city Attorney's memo with 3 minor revisions:

- Sect. 3 Part E - 23b 25b 26A city will implement a level of training required for all CPGs
- Sect. 8 Part D - 19B city "may" to the city "will"

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- Sect. 1 Part B - 12A Part II Section B staff should be present at CPG meetings when a discretionary land use item is before the CPG

**ACTION ITEM #4: FROUDE AVE. TRAFFIC CALMING**  
<https://youtu.be/Wgr6igs465I?t=9057>

Community member initiated request. City denied original request due to that intersection not achieving enough points to garner a stop sign but the transportation committee still felt that this stretch of road needed some form of traffic calming. KH: felt as though the street already had traffic calming due to the drainage dips. PCPB approved the original request for a 4 way stop at Froude and Cape May.

**TD/AW Motion:** To increase traffic calming measures along Froude St. and to establish a bicycle network and safe routes to schools, we request that the city complete a traffic and feasibility study of installing a four-way stop at Brighton Ave. and/or Saratoga Ave. along Froude St.  
**13/2/0 Yea:** TD JG VW CC AC CK NS GM TG NU AW AS JT **Nay:** KH, RM

**OFFICER / SUBCOMMITTEE REPORTS:**  
<https://youtu.be/Wgr6igs465I?t=10136>

**Chair:** Announced that the STVR ordinance was to be discussed and voted upon at the Feb. 23<sup>rd</sup> City Council Meeting and requested those who were interested in submitting a comment to please do. We have vacancies on the Board.

**Vice Chair:** n/a

**Treasure Report:** \$1346.19

**Secretary Report:** n/a

**LIAISON REPORTS:**

AW announced First Friday events at Liberty Station:  
<https://librestation.com/events/First-Friday-ARTS-DISTRICT>

CC announced Airport Arts: 20K mentor opp at airport  
<http://arts.san.org/2021/01/26/under-the-wing-artist-mentorship-program/>