



Ocean Beach Planning Board
Wednesday, June 2, 2021
Virtual

MEMBERS PRESENT (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
X 1O Melanie Boda	X 3O Chris Chalupsky	X 5O George McCalla	__ 7O vacant
X 2E Jane Gawronski (late)	X 4E Anthony Ciulla	X 6E Kevin Hastings	X ALE Andrea Schlageter
__ 2O Richard Merriman 6:11 pm	X 4O Craig Klein 6:16pm	X 6O Tom Gawronski	__ ALO vacant

CALLED TO ORDER: 6:04 pm

AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

Edit made to "Consent agenda item: 4741 - 4743 Niagara Ave. PTS# 682743" Address stated as 4742 Niagara corrected to 4741 Niagara

Motion to approve agenda and consent item
 JG/NS - 12/0/0 CK RM absent from vote

MINUTES MODIFICATIONS & APPROVAL

Motion to approve minutes with edits
 JG/MB - 12/0/0 CK RM absent from vote

REPRESENTATIVES REPORT

<https://youtu.be/DfAgSeVNI9o?t=563>

Mayor Todd Gloria – Kohta Zaiser

The Parks Master Plan will be released this week.

- [Parks for All of Us webpage](#)

City of San Diego Franchise Agreement

- Mayor Gloria has reached a tentative agreement with San Diego Gas & Electric (SDG&E) for the City's franchise fee. This is what allows utility companies to use the public right-of-way to install its infrastructure (pipes, poles, wires, etc.) in order to provide energy services to residents and businesses. The current franchise fee agreement is set to expire this year.
- The tentative agreement Mayor Gloria reached provides nearly \$3 billion in revenue to the City over 20 years, including:
 - An unprecedented bid payment from utility shareholders of \$80 million (\$70 electric/\$10 gas) – the highest any city in the U.S. has ever received;
 - \$20 million to advance the City's climate equity goals;
 - \$10 million in solar-energy rebates in historically underserved neighborhoods.
 - An "Energy Cooperation Agreement," which focuses on environmental and greenhouse gas reduction benefits, safety, equity, and reliability – all while centering on the needs of historically underserved communities.
- There will be biannual audits by an independent auditor included as well as the creation of a citizen-focused Franchise Compliance Review Committee, which ensures public engagement on energy matters.



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- The tentative agreement includes an initial term of 10 years, with the potential for a 10-year renewal. The City Council may terminate after 10 years for any reason.
 - The City Council with a vote of 6-3 agreed to the proposed Franchise Agreement and made the following motions
 - Have SDG&E pay half of the \$20 million in climate equity contributions within the first five years of the agreement (\$2 million in each of the first five years). The company will work with the Environment Committee to shape the programs and timeline. (Elo-Rivera)
 - SDG&E officials appear before the City Council once a year to explain its rates, which are the highest in California.

The May revise made the following additions:

- Libraries to be re-opened for services seven days a week
- The second phase of the City's pay equity study
- Salary increases for most City employees to make their pay more competitive with other local agencies

OB Pier

- The OB Pier reopened partially last Friday, May 28th.
- OBTC had a thorough town hall last week and I am available to answer any further questions your members may have.

Kohta Zaiser (*he/him*)

Community Representative | Internship Manager

Office of Mayor Todd Gloria

City of San Diego

C: 619-964-9214

O: 619-235-5839

ZaiserK@sandiego.gov

Parks Master Plan link on City's website: <https://www.sandiego.gov/parks-for-all-of-us> and a direct link to the June draft: <https://www.sandiego.gov/sites/default/files/1-june-2021-draft-parks-master-plan.pdf>

Sen. Toni Atkins – Cole Reed

- Budget updates: final negotiations. Record surplus 100billion including federal aid (Universal T-K school), debt free college grant program, homelessness, small biz relief, renter relief, drought mitigation, wildfire resilience, broadband for the state.
- SB9 passed 26th, moved to assembly
- SB1 coastal mitigation bill, passed 24th, moved to assembly
- AS: grants for college questions? Expanding CAL Grant to include more aid for students.

Cole Reed, Office of Senator Toni G. Atkins

Hey folks! Thank you all for listening to my update. Here is my contact email and information about the newsletter for Senator Atkins.

cole.reed@sen.ca.gov

<https://sd39.senate.ca.gov/contact/newsletter>

NON-AGENDA PUBLIC COMMENT

<https://youtu.be/DfAgSeVNI9o?t=1017>



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John Ambert: Update on 4743 Santa Cruz SFH. Illegally converted to ADU. Code enforcement has issued a citation. 4 months from 30th of May to complete the process.

Commented [DT1]: KH: The code compliance property John ambert referred to is 4643 santa cruz. He misspoke.

AGENDA

ACTION ITEM #1: 4636 Del Monte Ave. PTS# 675647

<https://youtu.be/DfAqSeVNI9o?t=1213>

The board reviewed the application for a Process 3 Coastal Development Permit to convert an existing single dwelling unit to a companion unit and construct two new detached single dwelling units at 4636 Del Monte Avenue. PRC approved 4-0-0 but requested this be placed on the discussion agenda.

Steven Lombardi presented project.
Kevin Hastings presented PRC findings.

TD: any consideration given to making the front house match the style of the back houses? It's drastically different. Paint to blend, using some of the same wood or metal? SL: Wanted the house to be drastically different and stand on its own design-wise.

CC: out of character for the neighborhood. Surrounding properties look different. Not a critique but...

SL: wanted it to be eclectic

GM: open deck between 2 props? Is there going to be a glare or a reflection?

Susan Booth from chat: Arch set of plans shows existing garage to remain, and the development set of plans says existing garage to be removed. Which is correct? SL: the one we show tonight. They are keeping the garage.

AC: ADU/1st unit deck spans over the space of the 2 units. Is that deck going right up next to the existing roof. SL: yes. Unit 3 bedrooms on ground floor.

NU: arch style, appreciate the different styles. Is the orange a distress metal? SL: Yes. It will rust overtime.

VW: not really to her taste but appreciates that it's not a block of cubes. Surfaces are flat but the relationship between the bldgs are interesting.

JG: likes it. It is in compliance of community plan with back units different front unit the same.

**Motion to approve 4636 Del Monte Ave PTS# 675647 as submitted
JG/NU - 14/0/0 (yay: MB CC AC TD JG TG KH CK RM GM AS NS NU VW)**

ACTION ITEM #2: Tabled Parks Committee Recommendations

<https://youtu.be/DfAqSeVNI9o?t=6818>

The board reviewed the tabled action item from last month's meeting about the proposed park improvements.

Nicole presented the updated plans and mentioned that she has been going to community groups to get support and presented.

AC and CK: acknowledged and thanked Nicole for the work on getting this done.

KH: list of CIP and board requests that should be added. He read the list of items that he felt should be added to the proposal.



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TD: expressed concerns that the community has not been fully engaged with the discussion and would like to table until done.

CC: good work with all the work that has been done. Thinks it needs more community input.

NU: the items in KH's report has already been asked for.

VW: minor amendments are minor and wouldn't prevent voting

Alex Stewart: community members and kids support any changes

Motion: Approve the parks subcommittee recommendations with the following amendments: remove any reference to permanent gazebos or shelters, add expanding the east parking lot at Dusty Rhodes Park, remove dedicated soccer field from Dusty Rhodes Park, and add resodding of Veteran's Plaza. Recommend the chair include a cover letter listing the other items our board has previously advocated for.

KH/JG - 12/2/0 (yay: MB AC JG TG KH CK RM GM AS NS NU VW, nay: CC, TD)

ACTION ITEM #3: Volleyball Court Dedication

<https://youtu.be/DfAgSeVNI9o?t=8408>

The board heard a presentation by Steven Upp, asking the Board to support naming the beach volleyball courts near dog beach, after George Stepanof.

Motion to support officially naming the volleyball courts after George Stepanof.

CK/JG - 14/0/0 (yay: MB CC AC TD JG TG KH CK RM GM AS NS NU VW)

ACTION ITEM #4: Formation of CIP Ad Hoc Committee

<https://youtu.be/DfAgSeVNI9o?t=8871>

The board formed an Ad Hoc committee to come up with proposals for the CIP process.

Motion to approve the following for the CIP Ad Hoc Committee: Melanie Boda, Tracy Dezenzo, Jane Gawronksi, Kevin Hastings and Nicole Ueno

CC/NS - 14/0/0 (yay: MB CC AC TD JG TG KH CK RM GM AS NS NU VW)

INFORMATION ITEM #1: California State Housing Bills

<https://youtu.be/DfAgSeVNI9o?t=3091>

The board heard a presentation on the housing bills currently going through the state legislature from Senator Toni Atkins Policy Director, Deanna Sephn. Deanna.Sephn@sen.ca.gov

Critical need for housing in the state 171,000 new homes needed over the next decade.

- SB5: bond 2022 election, placeholder based on what bills get passed for afford housing and missing middle
- SB6: app 32/2 neighborhood homes Res development on commercial lots. Change the zoning to accommodate housing.
- SB7: compresses judicial review period in Sequa for lawsuit timeline.



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- SB8: clarifying language streamline the production of housing. Strengthens local decisions on housing project.
- SB9: SFH lot can be split in 2 if the result is a min of 1200 sq ft. Maintain enough land so that 40% of OG acreage is still undeveloped. Setbacks must stay. 2 units could have an ADU added to it. So split lot, build another home, then build ADUs on both the property. Not in historic districts. Not in high fire zone. STR are prohibited on this property. Property owner only not developer speculation. Must be property owner. Min of 1 year property owner must remain onsite. Intended for families, multigenerational. The city could make these are requirement. Prohibition 2 adjacent parcels to utilize the SB9.
- SB10: lot in high transit zone area add up to 10 units that has the FAR capacity. Maximum distance from a bus or transit stop that a project under SB 10 can be located is half a mile. It is a local jurisdiction's decision on whether it becomes a local housing option or not.
- SB290: low-income student housing to be developed on college lands
- SB330: community college bill. Urgent need for housing for its students.
- SB477: Project RoomKey homeless off the street into hotel/motels. 50 tents to 150 but there is still homeless. 57K homeless with beds and shelters for 20K. These bills will provide additional funding.
- SB791: tech assist unit in housing dept to help plan finance and build on surplus land.

AC: intent is to increase afford housing but didn't hear provision for sure afford housing is being done. Is there a way to close the loophole? Answer Added to SB9.

NU: missing middle? What is Atkins doing? DS: None of these bills require units deemed affordable.

CC: is there a limit to splitting the lots in more than 2? Not using SB9.

CK: SB10 distance requirement with respect to proximity of the transit line. DS: 1/2-hour walking distance.

CK: risk of massive density to OB. DS: must have 2 separate bus lines serving that stop. CK: If the city cuts the bus service the density is still there. What prevents the city from adding and then taking away?

DS: not Atkins' bill so she will have to research.

KH: 5000 sq ft lot what is the max density that could occur under these new bills? SB9 max 4 units. 2 main, 2 ADU.

DS: the state needs adequate housing for the workforce.

AS: are there any bills looking to invest into alternative building supplies? Sustainable and less expensive

DS: yes, there are discussions. SB1 funding for infrastructure last year addresses some of that to identify what needs to happen. Grant money supplied to help. Wants a meeting with Atkins to discuss this.

INFORMATION ITEM #2: Update on Torrey Pines Removal

<https://youtu.be/DfAgSeVNI9o?t=5506>

The board heard an update on the removal of a dying Torrey Pine on Saratoga Ave. from Brian Wiedner of the City Forestry department.

- 4611 Saratoga - dead and removed
- 4633 Long Branch. Measured every 6months. There hasn't been any movement since nail 20 years. Looks healthy in picture. It is self-correcting. City is concerned about safety. There's not a lot of growing space left for the tree. Street will not be repaired to avoid cutting roots. Large crack in the tree. Removed cracked branch. Treated for beetle. Monitoring the tree on weekly basis. Good news is there hasn't been any structural changes. But recent construction could affect tree roots and infestation of beetle could be bad for the tree. Contractor will go out to remove some additional branches for safety.



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KH: does your dept have a policy for notifying us or the public on trees? BW: adjacent property owner is notified

VW: branch remove? Was it the lower branch over the street? BW: it was going over the adjacent house. Thank you for complying with the intent of the law for the tree.

CC: lives down the street and has been watching progress of crew. What's the risk? Keep us updated.

TD: what is the average life span of a Torrey Pine in our region and how old is this one? BW: Couple hundred or more in natural, urban street trees 10-15 years on average. If we have one last for 50 years, we're doing good. Maybe planted in 1920's.

AS: what happens to the wood from a cut tree? BW: chipped and dumped because of liability issues.

OFFICER / SUBCOMMITTEE REPORTS

<https://youtu.be/DfAgSeVNI9o?t=9089>

Chair:

- Mobility workshop announcement. Link will be on Facebook.

Treasure:

- \$1029.62. Ask if anyone had any receipts for reimbursement.

Kevin:

- PRC in two weeks.
- Bermuda stairs are almost done with design phase and may be close to going out to bid .
- Santa Cruz and Narragansett stairs in planning phase. Design phase next quarter.

LIAISON REPORTS

<https://youtu.be/DfAgSeVNI9o?t=9393>

San Diego Commission for Arts and Culture:

The City of San Diego Commission for Arts and Culture invites you to learn, create and share your poems of resilience for a chance to be published in a special section of the 2021-2022 San Diego Poetry Annual! Please join San Diego Poet Laureate Ron Salisbury and local poet Jim Moreno, beginning on June 4th, for the 3rd workshop in Ron's poetry project titled Poetic Contract: Titles, The Poetic Line, Poem Endings. More info at <https://poetry-sandiego.hub.arcgis.com/pages/workshops>

Also, please note that some of the commission and committees meeting times have changed:

- Public Art: 9:30-11:30, 1st Friday
- Advocacy & Outreach: 12:30-1:30, 1st Friday
- Policy & Funding: 12:00-1:30, 2nd Friday
- Friday Commission: 11:30-1:30, 4th Friday

Full agenda and meeting info at <https://www.sandiego.gov/arts-culture/meetings>

Community Forest Advisory Board: meeting was cancelled again last month. Become aware of mature trees around us. Everyone loves to see baby trees but the mature trees offer many benefits and if you notice anything going on with them, please use the GID app to report.

ADJOURNED: 8:42 pm