



# Ocean Beach Planning Board

Wednesday, August 3, 2023 / Ocean Beach Recreational Center - 4726 Santa Monica Ave, Ocean Beach CA 92107

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 (late)	X 7E Nicole Ueno
__ 1O vacant	X 3O Susan Booth	__ 5O vacant	__ 7O vacant
X 2E Stephanie Villamizar	__ 4E vacant	X 6E Kevin Hastings	X ALE Andrea Schlageter
__ 2O vacant	__ 4O Chris Peregoy	__ 6O vacant	X ALO Chris Chalupsky

Call to order at 6:10 pm / Adjourn 8:00 pm

Approximate community members in attendance: 25

## AGENDA MODIFICATIONS & CONSENT AGENDA APPROVAL

**Motion: Change Info item 4 to action item 3 and to move action item 1 to action item 2 due to presenter running late**

**KH/NU 8/0/0. Yea: TD SV VW SB KH NU AS CC. Absent: CP NS**

## MINUTES MODIFICATIONS & APPROVAL

**Motion: Postpone approval of May and June minutes until questions on votes can be confirmed. Cannot be confirmed at this time since Chris P (Secretary) is absent from this meeting. Tracy will reach out to Chris P to clarify questions and suggest edits.**

**TD/AS 8/0/0. Yea: TD SV VW SB KH NU AS CC. Absent: CP NS**

## REPRESENTATIVES REPORT

**County Supervisor Terra Lawson** (Not present, no submitted comments)

**Councilmember Jen Campbell – Manny Reyes**

- Smart Street Lights, Bermuda Stairs, OB Library

**Mayor Todd Gloria – Kohta Zaiser** (Not present, no submitted comments)

**Assembly Member Chris Ward** (Not present, no submitted comments)

## NON-AGENDA PUBLIC COMMENT: NONE

## AGENDA

### Action Item #1: 4732 Del Monte Ave. PRJ 1080983

The board reviewed a Process 2 Coastal Development Permit to demolish two existing dwelling units and construct two ADU's with an attached garage. The project site is located at 4736 Del Monte Ave within the Ocean Beach Community Plan. The site is zoned



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RM-1-1 with overlay zones including Airport Land Use Compatibility Overlay Zone, Airport Influence Area, FAA Part 77 Notification Area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, and Transit Priority Area. The site is within the Ocean Beach Cottage Emerging District, and all development must be reviewed by Historic Staff. (July PRC: 4-0-0: Recommend approval contingent on clearing Historic comments.)

**Motion: Recommend approval with a suggestion to owner to allow for an overnight, shared parking agreement with rental unit tenants since the properties commercial occupants will not need the parking in the evening.**

**FA by KH: Recommend approval contingent upon satisfying the street tree regulations.**  
**NS/CC 9/0/0. Yea: TD SV VW SB KH NU AS CC NS. Absent: CP**

### Action Item #2: 2171 Abbott St. PRJ 1074853

The board reviewed a Process 2 Coastal Development Permit to construct three new accessory dwelling units of 669 sq. ft. for the first unit, 637 sq. ft. for the second unit, and 806 sq. ft. for the third unit over an existing 2,495 sq. ft. commercial building at 2171, 2175 and 2179 Abbott St. An additional 203 sq. ft. of new construction will be added to the existing, ground level commercial building for a total of 2,315 sq. ft. of new construction. The existing site includes (4) detached dwelling units and (1) detached single-car garage at 5086, 5090, and 5092 Muir Avenue that will remain with no new construction proposed. The 0.22-acre site is in the RM-2-4, Coastal Overlay and Coastal Height Overlay zone. (April PRC Meeting: Motion KH/SB 4-0-0: Recommend the full board approve the project, and also ask that the applicant satisfy the landscape comments before coming to the full board and add awnings on the 2nd level facing Abbott Street.)

**Motion: Recommend approval of project and allow applicant to keep previously conforming driving.**  
**KH/NS 9/0/0. Yea: TD SV VW SB KH NU AS CC NS. Absent: CP**

### Info Item #1: OB Pier Project Update

James Nagelvoort, Director of Strategic Capital Improvement Projects, will give a presentation of the results from the public feedback workshops and an updated timeline for the project. Announced that the city will be showing 3 proposals, based on the community input from the last meeting, at the next meeting on September 9, 2:00 p.m. - 5:00 p.m. at Liberty Station Conference Center 2600 Laning Road, San Diego, CA 92106

### Action Item #3: Bacon St. Roundabouts

Phil Rust, Transportation Department, will give a presentation addressing the concerns over the two proposed roundabouts on Bacon St. brought up at the June Planning Board meeting.

Discussion: The majority of community members who spoke about this project lived in the vicinity of the intersection. They were expressly concerned about losing parking and easy access to their driveways. The Board expressed concern over the expense of building a non-necessary roundabout at an intersection that has had zero accidents or safety issues. The Board also expressed dissatisfaction with the delays the community has experienced with the repaving project on Bacon Street and wants the street to be repaved and finished before considering any road improvements. When the Board/community asked about the origins of the Roundabout request, Manny Reyes mentioned a letter that the OBPB submitted to the City dated Sept 2018 which asked for an assortment of traffic mitigations for the entirety of Bacon Street, no mitigations where specifically requested. The Board overwhelming wishes to have Bacon Street repaved now versus having to wait 1-3 years for a roundabout to be built.

**Motion: Board opposes roundabout construction at Bacon and Saratoga. Board is in favor of immediately repaving Bacon Street and adding the city recommended ADA ramps at this intersection.**

**KH/NS 9/0/0. Yea: TD SV VW SB KH NU AS CC NS. Absent: CP**

## OFFICER / SUBCOMMITTEE REPORTS / LIAISONS

### Chair:

- Don't forget to do the CIP survey. The City of San Diego's Planning Department is asking community members to tell them where and which City infrastructure projects should be prioritized.  
<https://survey123.arcgis.com/share/2bf2c022153642e28ed96022a7e3b803?portalUrl=https://webmaps.sandiego.gov/portal>
- Planning commission meeting on SB10 is tomorrow. Starts at 9am and all information is on the planning commission website.

**Treasurer:** \$866.45

**Liaisons:** no time