

Minutes of the Ocean Beach Planning Board General Meeting 4/02/14

6:06: Meeting called to order. Present: Tom Gawronski, Scott Therkalsen, Pete Ruscitti, Raeanon Hartigan, John Ambert, Andrew Waltz, Drew Wilson, and Barbara Schmidtkecht. Barbara left early. Seth Connolly and Jane Gawronski joined the board after action item 2.

Agenda Approval: Tom: action items should be renumbered correctly with action item 2 becoming action item 3 and so on. **Barbara moves to approve, Pete seconds: 8-0-0.**

Minutes: Barbara moves to approve 3/5/14 minutes, Rae seconds 8-0-0

Treasurer: Barbara reports a balance of \$201.86 (Pete notes an even larger sum available at the printing shop.

Relevant Representative Reports: Chet D2 – new council 2 appointment occurs on Monday. Saratoga Park concept meeting at 6:45 here for public comment on Tuesday.

Non-agenda public comment: Sara Boot candidate for council district 2 spoke in favor of Sarah Boot for district 2. **Rebecca** – local field organizer for nextdoor.com introduced the site. **Valerie Pause** spoke qualifying her appointment to district 7. **Nicole “the bike lady” Burgess** asked for letters of support for a bike grant programs to be on the agenda for next month. **Frank** noted the irony of Barbara leaving early.

Action Item #1: Certification of OB election results

Drew Wilson won in D2; Peter Ruscitti won in D3; John Ambert won in D6. **Scott moves to approve election results, Andrew Seconds: 4-0-3**

Action Item #2: Certify appointed members

Seth spoke qualifying his appointment to D4 brilliantly.

Jane spoke qualifying her appointment to D5 about the importance of the limiting FAR in OB.

Rae moves to approve both appointments, Andrew seconds: 7-0-0

Action Item #3: Election of Officers

Pete was nominated and approved for Chair: 9-0-0

John was nominated and approved for Vice-Chair: 9-0-0

Scott was nominated and approved for Secretary: 9-0-0

Drew was nominated and approved for Treasurer: 9-0-0

Action Item #4: Muir Flats (Proj. # 348058)

3 gentlemen spoke about the project. The goal of the applicant is small scale development preserving the community character. They chose to build the house in the back to preserve street character. It is also sustainably built beyond what the city requires. Also, the required parking is all there increasing the current parking by 4 spots with the same number of bedrooms on the property. The house is being demolished because it is infected.

Audience has lots of questions about the parking. Some confusion about the requirements. **Applicant** stated that there is covered parking and it is counted into the FAR and the city has approved the parking situation. **Seth** asked about the back unit sq footage. **Applicant** explained it is the max FAR including the parking spaces. **Rae** asked about the siding materials. **Tom** points out there has been no map waiver for converting the front home to a condo. **Applicant** said they had a map waiver application on file with the city. The map waiver is needed in order to for the current proposed parking to be code compliant. **Applicant** notes they will not be able to move forward with the city without the required parking. **Applicant** notes that the roof area railing will be 42 inches max. **Pete** notes that a lot of things seem to be up in the air on this project and he's a bit worried about it moving forward but we could potentially make an approval with contingencies. **Scott** notes that this project is what's wanted in the Precise Plan limiting the new development to the back preserving the front street scene as much as possible on a street already consumed by large homes dominating the front street. **Woman** in the audience notes the major parking problems in the area being exacerbated these days by the OB noodle house. **John** asked about the units to be demolished and the sustainability and noted that the materials are more modern and straightforward; the preservation of the house in the front is the most important part. **Tom** notes he is not opposed to the back cottage removal because it can't be seen from anywhere and as far as he can tell it has no historical significance. **Seth** notes his approval of the projects, especially as they represent eventual affordable housing. **Rae** is impressed by the simple design and sustainability. **Applicant** states that the materials are used in part to counter the infestation of Poria. **Woman** is concerned about the conditionality of the project; **Pete** offers to stay in touch to make sure that conditionalities are met. **Frank Gormlie** notes that there shouldn't be votes based upon conditionality because it makes it legally hard to enforce. **The board** wants it noted by the city that these conditions, including the condo waiver and parking issues, must be up to city code in order to make the board's motion applicable.

Tom moves that we recommend the approval of this project contingent on the applicant getting a map waiver for the conversion of these units to condominiums, Seth seconds: 9-0-0

Action Item #5: Saratoga Park concept

Jane spoke about the history of the CDC project surrounding Saratoga Park. Jane passed out the conceptual design. Byron notes this is actually a "right of entry" permit by which the CDC would build this and then it would become city property. This would be very helpful in order to speed things up. Byron laid out a schedule noting that construction is hoped for by fall of 2015. This will be paid for by the community so there will also be substantial fundraising. City would be responsible for maintenance once the project is built. Flooding is designed to be mitigated by the temporary winter berm and the smaller more permanent berm. The location of items is not decided upon, the rendering is merely a starting point; the Saratoga view corridor will be preserved. This project is consistent with the OBCDC beachfront master plan but it is a separate project. Adult workout stations will be small in scale with a few pieces of equipment with limited moving parts.

Rae makes a motion to approve the program for the Saratoga Park concept as presented, John seconds: 9-0-0

Information Item #1: OB Precise Plan Update

The Otay Mesa Plan is complete, now Teresa is free to work on the OB plan. The following is the current schedule: historical resource board - April 24th (as long as EIR is out next Thursday); April 30th is smart growth and land use committee; May 15th is planning commission; full council would be June 24th. The Board comments on the plan have been “wordsmithed” so the subcommittee should meet to approve the minor changes.

Relevant Board reports: no continuing issues to mention.

Motion to adjourn by Rae, seconded by Seth. Meeting adjourned at 7:57. 9-0-0