

**MEETING CALLED TO ORDER**

6:07 pm

**MEMBERS PRESENT (MARKED WITH “X”)**

<b>X 1</b> Dan Dennison	<b>3</b> Blake Herrschaft	<b>X 6</b> John Ambert ( <b>Chair</b> )
<b>1</b> [VACANT]	<b>X 4</b> Craig Klein	<b>X 6</b> Tom Gawronski
<b>2</b> Drew Wilson	<b>X 4</b> Andrew Waltz ( <i>6:36pm</i> )	<b>X 7</b> Valerie Paz
<b>X 2</b> Nanci Kelly	<b>X 5</b> Jane Gawronski	<b>7</b> Georgia Sparkman
<b>X 3</b> Pete Ruscitti	<b>5</b> [VACANT]	<b>Bold: District</b> <i>Italic: Arrival Time</i>

**AGENDA MODIFICATIONS & APPROVAL**

Motion from Jane to approve agenda, seconded by Pete. **Motion passes 8-0-0.**

**MINUTES MODIFICATIONS & APPROVAL**

- June 3, 2015 General Meeting: Valerie requested 2 changes (reasons for her vote on Climate Action Plan; clarifying role of Landmark Forum).
- May 6, 2015 General Meeting: No changes.
- Motion from Valerie to approve both sets of minutes as amended, seconded by Nanci.
  - **Motion passes, 8-0-0.**

**CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR**

- City to examine engineering issues at Sunset Cliffs.
- Councilmember Zapf worked to add two new park rangers, one dedicated to Sunset Cliffs.
- *Nanci* – Asked why the alley on the 4900 block between Brighton Ave & Long Branch Ave is unimproved (dirt). Conrad said he would inquire with City staff about the reasons.
- *Craig* – Pointed out safety hazards of inexperienced swimmers using the arch at Sunset Cliffs near the end of Osprey Ave for swimming/diving.

**NON-AGENDA PUBLIC COMMENT**

- *Ray* – Inquired about Ocean Beach becoming an Alzheimer’s Aware Community. Board members expressed support and recommended collaboration with OB Town Council.
- *Frank Gormlie (OB Rag)* – Spoke about 3 issues:
  - Coastal Height Limit: See recent article in *OB Rag* about City’s calculation method.
  - Short-term vacation rentals: Becoming an issue in OB.
    - Conrad followed-up with an email explaining Councilmember Zapf’s position on the issue (**Attachment #1**).
  - Supports for new Board logo

**INFORMATION #1: CROSSWALK PROJECT UPDATES**

John provided an update on several planned crosswalk projects.

**INFORMATION #2: OCEAN BEACH COMMUNITY PLAN UPDATE**

*Karen Bucey (City of San Diego Planning Department)* – Provided an update on the Ocean Beach Community Plan’s certification process with the California Coastal Commission (CCC):

- Meeting with CCC staff occurred last week. Boils down to 3 major issues that should be able to be resolved.
- City staff is planning to make final revisions to Community Plan and submit to CCC in preparation for their August 12-14 hearing in Chula Vista.
- *Mindy Pellesier (Precise Plan Update Committee)* – Expressed concerns about the tight timeline and whether the community will get to review the content of any future revisions.
  - Karen offered to review all changes with the Precise Plan Committee.
- John suggested that the Precise Plan Update Committee convene on the normal date of the Project Review Committee (July 15, 6pm).

## **ACTION #1: 5040 SANTA MONICA AVE (PROJECT # 422149)**

- *John* – Reported that the Project Review Committee voted 7-2 in support of the project.
- *Leo Sullivan (Developer)* – Provided a summary of the project. Noted that it was approved previously by the Board, in much larger version, several years ago.
- *Steve Lombardi (Architect)* – Described the project, noting:
  - Several changes made to project since original approval (parking moved from underground to surface, units decreased in size, units split east-west instead of north-south to allow more light/ventilation).
  - Allowed Floor Area Ratio (FAR) of 2.0 (~14,000 sqft) in CC-4-2 commercial zone. Proposed project is now 1.20 (~8,500 sqft).
  - Includes 1,150 sqft commercial space fronting Santa Monica Ave.

### Board questions/comments:

- *Pete* – Asked about building height. Noted that with the underground parking removed, the height calculation was more straightforward. Expressed support for the project
  - *Steve* – Roof does reach 30' at its highest point, but roof edge is a parapet that will allow space for vents and other items below the 30' limit.
- *Valerie* – Expressed concerns regarding bulk and mass with respect to Community Plan.
- *Craig* – Expressed support for project, believes it is appropriate for commercial zone.
- *John* – Believes project is ultimately incongruent with Community Plan due to its bulk/mass from the street and its scale relative to the neighboring properties.
- *Jane* – Expressed support for the project, believes it is congruent with Community Plan for a commercial zone.
- Craig moves to recommend approval of the project as presented, seconded by Jane.
  - **Motion passes, 7-2-0.**
  - For: Dan, Nanci, Pete, Craig, Andrew, Jane, Tom
  - Against: John (bulk/mass incongruent with Community Plan); Valerie (bulk/mass incongruent with Community Plan)

## **ACTION #2: 4965 CAPE MAY AVE (PROJECT # 392443)**

- *John* – Reported that the Project Review Committee voted unanimously in support of the project.
- *Steve Lombardi (Architect)* – Described the project, noting:
  - 2BR front house, 1BR rear house with parking below
  - Allowed 2,450 sqft, proposing 2,421 sqft.

## Board questions/comments:

- *Pete* – Expresses concern about concrete block materials that will be facing neighboring apartment building.
- *Nanci* – Asked about building height.
- Motion from Jane to recommend approval of the project as presented, seconded by Dan.
  - **Motion passes, 8-1-0.**
  - For: Dan, Nanci, Pete, Craig, Andrew, Jane, John, Tom
  - Against: Valerie (street appearance incongruent with Community Plan)

## CHAIR ANNOUNCEMENTS & COMMUNITY LIAISON REPORTS

- *OB Town Council* – Presentation on sustainable landscaping; community grants available; “Mallow Out” campaign for July 4 seeking volunteers
- *OB Mainstreet Association (OBMA) & Crime Prevention Committee* – Street Fair successful, gearing up for July 4 weekend activities.
- *OB Historical Society* – Next meeting 7/16, subject “Newport Ave Through the Ages.”
- *OB Community Development Corporation* – Veterans Plaza moving forward on permitting, signing up veterans for memorial.
- *OB Woman’s Club* – Community garden.
- *Peninsula Planning Board* – Concerned about FAA flight path changes. Pete replied that impacts to OB should be negligible due to proximity to runway. Tom replied that FAA will be briefing Airport Noise Advisory Committee on these changes on July 16.
- *Midway Community Planning Group* – Concerned about planned marijuana dispensary on Hancock St losing its permit. Concerned about vagrant populations. Dan also solicited design award nominations for the Point Loma Association.
- *San Diego River Coalition* – River smells due to low dissolved oxygen and estuary headwaters.
- *Airport Noise Advisory Committee* – FAA to brief flight path changes on July 16.
- *Dan* – Proposed the Board develop a clear definition of historic cottages (**Attachment #2**).

## MEETING ADJOURNED

8:04 pm



Councilmember Zapf on Short-Term Vacation Rentals

Councilmember Zapf shares the concerns of neighborhoods with a proliferation of homes being turned into vacation rentals. Councilmember Zapf understands the impacts on noise, occupancy, and parking they are having within neighborhoods. Whether you buy or rent in a Single Family Residential neighborhood, it is reasonable to expect a family-friendly area which does not have transient population--the way a hotel does.

The City needs to provide an enforceable framework to “allow reasonable use of property while minimizing adverse impacts to adjacent properties.” (San Diego Municipal Code 131.0403) Councilmember Zapf proposes the following changes to the San Diego Municipal Code regarding short-term vacation rentals:

Short-Term Vacation Rentals (Whole Home Rentals)

- 1) Define and create a separate use category for short-term vacation rentals.
- 2) Require a 21 day minimum stay in non-owner occupied single dwelling units in single family residential zones.
- 3) Require a Neighborhood Use Permit for non-owner occupied single dwelling units which wish to operate without requiring a minimum length of stay in single family residential zones.
- 4) Require all operators to enforce a rental agreement which addresses occupancy, trash and noise limits per San Diego Municipal Code Section 59.5.4.01.

Home Sharing (Owner Occupied) Single Dwelling Units

- 1) Change the Municipal Code to allow for room rentals in owner-occupied single dwelling units as the City currently does with its Boarder and Lodger Accommodations.
- 2) Define owner-occupied (Home Sharing) single dwelling units as a separate use category which also includes Boarder/Lodger Accommodations Municipal Code 141.0301.
- 3) Do not require a minimum stay the Boarder and Lodger and Home Sharing Accommodations.

Requirements for both Home Sharing and Short-Term Vacation Rentals  
(in both Single-Family Residential and Multi-Family Zones)

- 1) Require all short-term vacation rentals in any zone (both owner occupied and non-owner occupied) obtain a TOT Certificate and pay all applicable TOT.
- 2) Require all short-term vacation rentals in any zone (both owner occupied and non-owner occupied) post on the City of San Diego's website a 24/7 contact with a name and phone number.

Year-round residents, whose quality of life and property values are tied to San Diego Municipal Code 131.0403's purpose: to "promote neighborhood quality, character, and livability," must be respected and given first priority.

To: OB Planning Planning Board      30 June, 2015  
Fm: Dan Dennison

Re: Request for clear, enforceable definition of Cottages

Recommend that our Planning Board request, through our City Liason, Conrad Wear, a more precise and understandable definition of what is a Cottage in our Planning area so we can sustain the objectives of our Community Plan relative to Cottages

Why? Even with our revised Community Plan there is not a clear definition of what is a cottage

- Age?
- Size?
- What if remodeled?
- Location?
- City to be determined a cottage?
- Rules to sustain existing cottages?

Even with the forthcoming revised Community Plan we will be hampered from preserving this unique architectural style in our community without clear definition of identifying them and subsequent enforcement rules.