

Minutes of the Ocean Beach Planning Board General Meeting

1/7/15

6:08: Meeting called to order. Present: Pete Ruscitti, Valerie Paz, Dan Dennison, Scott Therkalsen, Drew Wilson, Tom Gawronski, Jane Gawronski, Kevin Becker, Andrew Waltz, and John Ambert.

Agenda: Drew moved to approve the agenda, Jane seconded: 10-0-0

Minutes: John moved to approve, seconded by Drew: 10-0-0

Treasurers report: \$503.74

Relevant Representative Reports: Lori Zapf is now the OB representative.

Non-Agenda Public Comment: None

Action Item #1: Approval of Election Materials

Pete created and explained an Election report, a candidate information package, and a voter information package. **John moved to approve the 2015 election materials as presented, seconded by Dan: 10-0-0**

Action Item #2: Frontis Studio Project #378262

John noted that the PRC voted 4-0 to recommend approval of the project as presented. The applicant presented the project consisting of four one bedroom (and one office) homes on two lots with 8 total parking spaces. The units are sustainable producing their own electricity with solar panels. Per a discussion at the PRC the color and railings were changed in order to provide a modicum of differentiation.

Scott asked for clarification of parking and there was some discussion about the office being used as a bedroom and how many parking spaces would be required if that was the case. There was disagreement about exactly how many spaces would be required (the 8 the property has now or 9). The applicant was adamant that the office will not be used as a bedroom and as classified it is properly parked. The applicant noted he had been in front of the board before and the units that were eventually approved are liked by the community; Jane agreed that she likes the other units. The intent in the future is to condo parcel map the property.

John moved to approve, Seconded by John: 10-0-0

Relevant board announcements: Pete noted he is still working, along with others, on the process one issue and ministerial permitting. On an Historic note, Tom said something about some horseless carriages and a great race that occurred in Point Loma (courtesy of the horseless carriage society).

Adjourned by Pete 6:53