

MEETING CALLED TO ORDER

6:11PM

ATTENDEES

Pete Ruscitti, Jane Gawronski, Andrew Waltz, Dan Dennison, John Ambert, Tom Gawronski, Valerie Paz, Craig Klein

AGENDA MODIFICATIONS

Motion from Pete to shift Action #1 & #2 (certify election results and elect officers) to the front of the meeting. **Motion passes, 8-0-0.**

ACTION #1: CERTIFY ELECTION RESULTS

- The Election Committee presents the results of the March 10, 2015 General Election (**Attachment #1**)
- Motion from Craig to approve election results, seconded by Jane. **Motion passes, 8-0-0.**
- New member Blake Herrschaft seated.

ACTION #2: ELECTION OF 2015-2016 OFFICERS

- Chair: John nominates himself, seconded by Craig. **Motion passes, 9-0-0.**
- Vice Chair: Blake nominates himself, seconded by John. **Motion passes, 9-0-0.**
- Treasurer: Pete reports that Board member Drew Wilson (not in attendance) has offered to retain the position and nominates Drew in absentia. **Motion passes, 9-0-0.**
- Secretary: Pete nominates himself, seconded by John. Craig offers to serve as Secretary later in the term in needed. **Motion passes, 9-0-0.**

MEETING MINUTES FROM MARCH 4, 2015

- Motion from John to approve with correction to the spelling of Valerie's name, seconded by Pete. **Motion passes, 9-0-0.**

CONRAD WEAR – CITY COUNCIL DISTRICT 2

- Upcoming City Council meeting to discuss vacation rental policy.
- Councilmember Zapf voted for \$120M bond (for road repairs) and more SDPD recruiting.
- OB Community Plan is “committed” to appear before the California Coastal Commission (CCC) in August 2015. CCC and City staff to meet soon to discuss remaining issues.
- District 2 is starting a newsletter.
- Questions:
 - *John*: Requests joint City Council memo supporting OB lifeguard station
 - *Emily (member of public)*: Asks about technological solutions to noise violations

NON-AGENDA PUBLIC COMMENT

- *Nanci Kelly*: Submits application for District 2 vacancy. John says the application will be verified and hopefully she can be appointed at the May meeting.
- *Barbara Houlton*: Asks about individual email addresses for Board members. Pete replies that no requirement exists, but Board members could opt-in to an email address at oceanbeachplanning.org. John agrees this is a good idea and will pursue further.

- *Keith Rolley (?):* Announces he will be opening a winery in OB on Newport Ave. Not a bar, but tasting room with his own wine only. In possession of 02 wine grower's license.
- *Craig Klein (Board Member):* Asks about status of Appletree Market's new site. Pete replies it is tentatively scheduled for the May meeting.

ACTION #3: POTENTIAL CROSSWALK PROJECTS

- *John:* Background is that OB has been allocated \$20k in funding for a crosswalk at Newport/Abbott, and the Board is inquiring about spreading the money around to a few other most-needed crosswalks. There is not enough money for major curb work or signal installations, but these could be added as separate CIP projects for future pursuit.
- Initial locations where the City has been asked to investigate pricing & feasibility:
 - Point Loma & Sunset Cliffs
 - Newport & Abbott
 - Santa Monica & Abbott
 - Newport & Bacon
 - Voltaire & Bacon
 - Others may be considered: Sunset Cliffs & Brighton, Sunset Cliffs & Santa Cruz
- *Marcela Escobar-Eck (member of public):* City's crosswalk policy has changed recently, and all communities may be eligible for more crosswalk funding soon.
- *Dan:* As liaison to the Midway Community Planning Group (CPG), he has found that collaboration among CPGs can be a good way to create momentum.
- *Nicole Burgess (member of public):* Absent but submitted written comments – accepted & acknowledged. **(Attachment #2)**

ACTION #4: ONE PASEO FORUM

- *Jeff Powers – Protect San Diego Neighborhoods (opposes project):*
 - Kilroy Realty bought site and realized they needed huge density to make it profitable. Needed major zoning variance. Will be largest mixed-use development in the state without a mass transit link. 608 units, 1.5 million sqft commercial, etc.
 - Every nearby CPG rejected project, but City Council still approved 7-2.
 - Now seeking referendum to overturn. Clerk will decide on or about April 24 if it qualifies for referendum, and if it does the City Council has the option to rescind their approval or send it to election. Hoping for June 2016 ballot.
 - Offers draft resolution for Board to consider.
- *Marcela Escobar-Eck – Land Use Planner for Project (supports project):*
 - Carmel Valley CPG did not “flat-out reject” project. The CPG made a long list of recommended changes, including reducing the residential and office space by 50%. The developers did almost all of them, but did not reduce size or height.
 - Adjacent CPGs' primary concern is traffic & fire response times. Project does address this through a voluntary mitigation – advanced traffic signal system.
 - Shopping center across the street is actually funding the opposition. Signatures were gathered with lots of misinformation, which is why so many people have now rescinded their signatures.
 - Site was originally intended to be offices, but Kilroy turned to mixed-use in response to CPG concerns.

- Kilroy adding \$1M to Carmel Valley Public Facilities Financing Plan to complete funding for a bike connection under I-5.
- Currently a Bus Rapid Transit project is planned in the area for 2030, and Kilroy hopes the construction of One Paseo will motivate planners to accelerate this timeframe. In the meantime, their permit requirement is a private shuttle to the nearby COASTER station on 15-minute peak frequencies.
- Board Comments:
 - *Craig*: Too many people, water shortage, transit not popular up there. Opposed.
 - *Jane*: Agrees with Craig. City is also on shaky legal ground, since the action of creating a new zone may be illegal. Bypasses community plan. She believes this is a new strategy by City to circumvent community plans.
 - *Valerie*: Experience in large developments. Typical to respond to complaints and use that to leverage approval. Does not support OP. Water, traffic, community character.
 - *Marcela Escobar-Eck response*: 500 of those 600 units were already called for in the community plan (on what is now a school site).
 - *Tom*: It's about money. CPGs and the community plan were ignored. He does not support project and presented a draft letter of opposition for the Board to consider.
 - *Pete*: Growth is coming. We can't fight it, instead need to accept and do it smartly. No comment on merits of project due to lack of information, would not support a motion doing so. Concerned about ignoring CPGs and community plans. Shows community planning process is broken.
 - *Dan*: Agree that smart growth is needed. Not sure about merits of project. Definitely concerned about damage this does to CPGs and the community planning process.
 - *John*: Echoes support for smart growth. Criticizes purported environmental benefits of project, noting they are minor relative to scale of project.
- *Conrad Wear (City Council District 2)*: Councilmember Zapf's land use/policy staffer would be happy to discuss the specifics of the project if desired.
- Motion from Tom to approve draft resolution submitted by Jeff Powers, seconded by Blake. Jane offers friendly amendment to strike paragraphs 3-5, to focus motion on planning issues rather than project details. Tom and Blake agree. **Motion passes, 7-2-0. (Attachment #3)**
- Motion from Tom to approve and send his draft letter to Councilmember Zapf, seconded by Pete. **Motion passes, 9-0-0. (Attachment #4)**

COMMUNITY LIAISON UPDATES

- *Community Planners Committee*: Bylaws update process is starting. City will be forwarding draft revisions for Bylaws Committee to review.
- *OB Mainstreet Association (OBMA)*: Crowdfunding for security patrols not raising sufficient funds, security program may be discontinued.
- *OBMA Crime Prevention Committee*: Proposed state law SB 608 "Right to rest" act to allow homeless to loiter. OBMA concerned.
- *Peninsula CPG*: Inquiry over height issue moving forward. Map waiver for Carleton St project denied by Planning Commission due to bedroom ambiguity.
- *Midway CPG*: Wants to join ad hoc committee with OB & Peninsula CPGs.

MEETING ADJOURNED

8:05 PM

OCEAN BEACH PLANNING BOARD

From: Election Committee

Date: April 1, 2015

Subj: 2015 General Election Results

The 2015 General Election was held on March 10, 2015. The results are below, submitted for certification by the Ocean Beach Planning Board.

Once these results are certified, the new Board will be seated.

VOTE TALLIES FOR EACH RACE:

<u>District 1</u> Wayne Fleming (<i>Ineligible</i>) 2	<u>District 5</u> Jenn Avoledo (<i>Ineligible</i>) 1 Mick Jagger (<i>Ineligible</i>) 1
<u>District 2</u> <i>No votes cast</i>	<u>District 6</u> Thomas Gawronski 6
<u>District 3</u> Blake Herrschaft 9	<u>District 7</u> <i>No votes cast</i>
<u>District 4</u> Andrew Waltz 6	

----- Forwarded message -----

From: **Nicole Burgess**

Date: Tue, Mar 31, 2015 at 10:07 AM

Subject: OB Planning Board

Hello Gentlemen -

Since I am unable to attend the OB Planning Board tomorrow evening, I am hoping I can make a few suggestions in regards to the crosswalk improvements for OB.

I would like to suggest, that at the locations for improved marking for pedestrians, that we also include way finding signage at these locations for people who ride bikes.

A goal is to provide direction and approximate distance to specific locations as well as encouraging riders to use specific bike routes when riding through OB (Bacon Blvd and Ebers Blvd are the two proposed bike boulevards for riding north and south. Voltaire and Brighton are the two proposed bike routes for east west riders)

Here would be some recommendations:

Newport and Abbott - Heading southbound, sign would specify Bacon Bike Blvd with a directional arrow and a destination to Sunset Cliffs Natural Park 2.0 miles.

Heading northbound, sign would specify direction to SD River Trail/Dog Beach with directional arrow and destination of 1.0 mile.

(At the moment, these distances are estimates and should be reviewed for exact distances)

Santa Monica and Abbott - recommendations from above could be at this location (suggest way finding signage at either one of these two locations. It is also possible to show a directional arrow to lead riders up Santa Monica to reach Bacon Bike Blvd (the preferred street for bikes). This would reduce the amount of southbound riders off Newport.

Newport and Bacon - Wayfinding Signage that establishes Bacon Blvd as a Bike Bike Blvd. - destinations should include Sunset Cliffs Natural Park to the south and Dog Beach to the north. Distances should be included. Signage should state Bacon Bike Blvd.

Point Loma Ave and Sunset Cliffs Blvd. - Wayfinding signage to encourage riders to use Ebers or Bacon as a bike route (bike blvd) when heading north and south. Residents are concerned about cyclists using Sunset Cliffs and hoping that signage would encourage them to use a more bike friendly street. Distances to specific locations should be included, including OB Business District and Dog Beach/SD River Trail.

Voltaire and Cable - Wayfinding signage in all directions. Possible destinations include: Dog Beach to the West, Point Loma Hervey Library or HS to the East (or even direction to head Downtown), OB Business District and Sunset Cliffs Natural Park to the south, and SD River Trail to the north. Distances should be included.

I hope these suggestions can be included in our requests for improving safety for pedestrians as well as for people who ride bikes.

Please let me know if you need clarification on any of these suggestions and any support that may be needed to help establish better way finding signage for riders in the area. We must remember all the new riders and tourists that love to ride through OB will benefit greatly if we add way finding signage to help them navigate through the area.

Thank you again for your support.

Nicole



OCEAN BEACH PLANNING BOARD

PO Box 7090, Ocean Beach CA 92167

oceanbeachplanning.org

R E S O L U T I O N

Expressing Concern on the Approval of the One Paseo Project in Carmel Valley

April 1, 2015

WHEREAS, San Diego City Council Policy 600-24 establishes the important role of community plans and community planning boards in the City of San Diego's planning and land use review process; and

WHEREAS, the City Council of the City of San Diego ignored the significant impacts to the Carmel Valley Community Plan by approving a project (One Paseo) approximately three times larger than previously permitted by that plan; NOW, THEREFORE,

BE IT RESOLVED, by the Ocean Beach Planning Board, that this Board hereby expresses its concern that the City Council's approval of One Paseo threatens the integrity of the City of San Diego's entire community planning process, its community plans and its community planning boards; and

BE IT FURTHER RESOLVED, the Ocean Beach Planning Board urges the San Diego City Council to reconsider approval of One Paseo in light of the potential precedent-setting impact of this approval.

Approved by an Action of the Ocean Beach Planning Board on April 1, 2015



OCEAN BEACH PLANNING BOARD

PO Box 7090, Ocean Beach CA 92167

oceanbeachplanning.org

April 1, 2015

The Honorable Lorie Zapf
City Council of San Diego
202 "C" Street, 10th Floor
San Diego CA 92101

Re: City Council Approval of the One Paseo Project in Carmel Valley

Councilmember Zapf:

The Ocean Beach Planning Board is extremely disappointed by your vote to approve the One Paseo project in Carmel Valley.

Several local planning groups voted to deny the project, which required several variances. It does not meet the requirement of City and Local Community Plans.

Our Ocean Beach community has been damaged by City willingness to approve projects that are contrary to Municipal Code and our Community Plan. While we appreciate your support of our updated Community Plan, we are concerned about your continued support in the face of attempts by developers to build projects that are not in concert with the community.

Sincerely,

Peter Ruscitti, Secretary
By Direction of the Ocean Beach Planning Board

Approved by an Action of the Ocean Beach Planning Board on April 1, 2015