

# OCEAN BEACH PLANNING BOARD

GENERAL MEETING AGENDA

Wednesday, January 2, 2008 - 6:00 p.m.

Ocean Beach Recreation Center - 4726 Santa Monica Ave., Ocean Beach 92107

- 6:00 pm **Call to order**
- Quorum/Introductions
  - Agenda modifications/Approval
  - Approve previous meeting minutes
- 6:10 pm **Public comment** (Non-agenda items)  
*- Please limit comments to one minute*
- 6:20 pm **Item #001 – Action Item**  
**Nugent Residence.** Ocean Beach JO#42-7120 (Process 2) Coastal Development Permit for the demolition of an existing 570sf residential unit, and the construction of a new 826sf one story residential unit on a 3,497sf site that contains one existing residential unit. The project site is located at 4873 Del Monte Ave in the RM 2-4 zone. Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Tandem Parking Overlay Zone, Airport Approach Area, Airport Environs, within the Ocean Beach Precise Plan. Council District 2.  
 **Vote to Approve or Deny the Coastal Development Permit**
- 6:45 pm **Item #002 – Action Item**  
**Krupens Residence.** Ocean Beach JO#42-8109 (Process 3) Coastal Development Permit (CDP) and Site Development Permit to amend CDP 11557 to demolish existing two (2) units and construct two (2) units on a 6,000sf site at 1720 Ocean Front Street in the RM 2-4 zone. Coastal Overlay (appealable), Airport Influence Area, Airport Approach Area, Tandem Parking Overlay Zone, Coastal Height Limit, FAA Part 77, within the Ocean Beach Precise Plan. Council District 2.  
 **Vote to Approve or Deny the Coastal Development Permit and Site Development Permit**
- 7:15 pm **Item #003 - Action Item**  
**Ocean Beach Planning Board Bylaws.** The Draft Bylaws will be reviewed, discussed and approved in portions initially and then the Board will be asked to either approve or deny the document as whole. The Bylaw subcommittee has written a draft for review which was forwarded via electronic format to all of the members for review and will be available in paper form at the meeting.  
 **Vote to Approve, Deny or modify the Bylaws**
- 7:45 pm **Item #004 - Information Items/Regular Business**  
**Board comments/correspondence**
- Official Correspondence/City Announcements
  - Regular Meeting Reports
  - Chair Announcements
- 8:00 pm **Adjourn**

For questions please contact:

Landry Watson

Chairman, Ocean Beach Planning Board

(619) 708-3769

[landrywatson.obpb@yahoo.com](mailto:landrywatson.obpb@yahoo.com)

All OBPB agendas are posted in compliance with the Brown Act.

For additional information about community planning in Ocean Beach see the following link:

[www.obpb.org](http://www.obpb.org)



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**OCEAN BEACH PLANNING BOARD, INC.**

*P.O. Box 70184, Ocean Beach CA, 92167*

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Ocean Beach Planning Board, Inc.  
P.O. Box 70184  
Ocean Beach, California 92167

**January 2, 2008 General Meeting Minutes**  
**(unapproved)**

**Meeting Date:** Wednesday, January 2, 2008

**Meeting Called to Order:** Landry Watson called the meeting to order at 6:02pm.

**Board Members Present:** Bill Bushe, Tom Gawronski, George Murphy, Jane Gawronski, Nancy Taylor, Mandy Lopez, Landry Watson, Craig Klein, Giovanni Ingolia

**Others in attendance:** Ron Self, Architect, Sheila Hardin, CCDC, Judy Nugent, project owner and San Diego Police Department Officer David Surwilo.

**Agenda Modification:**

Tom Gawronski requested an opportunity to report on the hearing concerning 5130 Saratoga that he and Giovanni Ingolia attend.

Landry Watson moved to approve the agenda as modified. Tom Gawronski seconded. Motion carried 7-0-0.

Mandy Lopez arrived at 6:05 pm

**Approval of Minutes:**

Landry Watson added that Faith Hussey had attended the December 5, 2007 meeting and it should be noted in the minutes. Nancy Taylor moved to approve the minutes from the December 5, 2007 meeting as amended. Tom Gawronski seconded. Motion carried 8-0-0.

After reviewing the minutes from the land use subcommittee meeting on December 19, 2007 Tom Gawronski moved to approve the minutes from the December 19, 2007 meeting. Giovanni Ingolia seconded. Motion carried 8-0-0.

**Public Comments & Announcements:**

Officer David Surwilo, new Community Relations Officer for Western Division introduced himself and provided information about the store front office on Sports Arena.

Sheila Renee Hardin, Community Relations Manager for the Centre City Development Corporation, provided tickets for the Balboa Theater Public Preview Showcase for January 11, 12 and 13<sup>th</sup>. In addition she reported that a gala opening would occur on January 31<sup>st</sup> with tickets available at \$150. She encouraged the board and the audience to attend the free public showcases.

Craig Klein arrived at 7:20 pm.

**Item #001 - Action Item**

Nugent Residence. Ocean Beach JO#42-7120 (Process 2) Coastal Development Permit for the demolition of an existing 570 sf residential unit, and the construction of a new 826 sf one-story residential unit on a 3,497 site that contains one existing residential unit. The project site is located at 4873 Del Monte Avenue in the RM 2-4 zone. Coast Overlay (non-appealable), Coastal Height Limit, Parking Impact, Tandem Parking Overlay Zone, Airport Approach Area, Airport Environs, within the Ocean Beach Precise Plan. Council District 2.

Land use recommended unanimously (8-0-0) to recommend approval of the project and support for any variances needed. Jane Gawronski noted that the owner had attempted to remodel this unit but due to the condition of the single wall construction has to remove more than 50% of the original dwelling. As a result the owner, Judy Nugent, now had to begin a process for new construction. Gawronski also noted that the owner was attempting to preserve the cottage atmosphere.

Tony Kempton noted that variances needed for parking and set backs are part of the permit process.

Tom Gawronski moved and Giovanni Ingiola seconded to recommend approval of the project as presented and to support the parking variance as well as the variance of location of the front entrance and the front setback. Motion passed 9 -0 -0.

#### **Item #002 - Action Item**

Krupens Residence. Ocean Beach JO#42-8109 (Process 3) Coastal Development Permit (CDP) and Site Development Permit to amend CDP 11557 to demolish existing two (2) units and construct two (2) units on a 6,000sf site at 1720 Ocean Front Street in the RM 2 – 4 zone. Coastal Overlay (appealable), Airport Influence Area, Airport Approach Area, Tandem parking Overlay Zone, Coastal Height Limit, FAA Part 77, within the Ocean Beach Precise Plan. Council District 2.

Land use recommended approval of the project as submitted with a vote of 8-0-1. Mr. Ron Self, architect, presented the project and responded to questions. He noted that the Geotechnical Report was now complete and the report said that the “cliff was adequately stable for 25 ft. setback.” Self also indicated that the plans are the same as originally submitted when the project was a remodel.

Giovanni Ingiola moved and Bill Bushe seconded to recommend approval of the project as presented. Motion passed 9-0-0.

#### **Item #003 - Action Item**

Ocean Beach Planning Board Bylaws. Board members reviewed the previous changes and in addition reviewed changes to Article VIII. Giovanni moved and Jane Gawronski seconded to approve the bylaws as amended with the changes made at the meeting and to include the boundary area map with the bylaws. Motion passed 9 – 0 -0.

Nancy Taylor noted that more specificity was needed to describe our election process. Board members indicated this should be done by the Election Committee. Landry Watson appointed Nancy Taylor as chair of the Election Committee. Jane Gawronski volunteered to serve on the committee with Taylor.

#### **Item #004 - Information Items/Regular Business**

##### **Board comments/correspondence**

Landry Watson announced there would be a Neighborhood code Compliance training on January 31, at 6 pm in Claremont. He offered to forward the information to board members.

Giovanni Ingolia distributed a draft of questions for OB residents concerning high priority areas needing attending in OB. Jane Gawronski will ask the OB Town Council to consider including the questions in their newsletter. Landry Watson moved and George Murphy seconded to move forward with the questions. Jane Gawronski volunteered to work on reformatting and submitting them to the OBTC. Motion passed 8-1-0.

Giovanni Ingolia also reported on the most recent COMPAC meeting.

Tom Gawronski and Giovanni Ingolia reported that they attended the hearing at the City Offices concerning the request for a map waiver for 5130 Saratoga Avenue. Both spoke in opposition and said the hearing officer was sympathetic but could find no reason to deny the waiver and recommended approval. Gawronski and Ingolia

indicated the project would next be heard by the Planning Commission and requested Board support to appeal the hearing officer's decision. George Murphy moved and Bill Bushe seconded to appeal the decision. Motion passed 9-0-0. Landry Watson indicated he would file the necessary paperwork on time.

Tom Gawronski reported he was recently elected to the Ocean Beach Historical Society Board of Directors. His particular interest is working on the historical cottages project.

Craig Klein moved and Giovanni Ingolia seconded to adjourn the meeting. Motion passed 9-0-0.

Meeting adjourned at 7:50 pm.

Minutes Respectfully Submitted by: Jane Gawronski for Shane Finneran, Secretary



Ocean Beach Planning Board, Inc.  
P.O. Box 7090  
Ocean Beach, California 92167

**January 16, 2008 Land Use Subcommittee Minutes**  
**(unapproved)**

- Meeting Date:** Wednesday, January 16, 2008
- Meeting Called to Order:** Michael Taylor called the meeting to order at 6:07pm.
- Board Members Present:** Bill Bushe, Tom Gawronski, Jane Gawronski, Nancy Taylor, Mandy Lopez, Landry Watson, Craig Klein, Giovanni Ingolia, Shane Finneran, Michael Taylor
- Others in attendance:** Robert Sheehan<sup>s</sup>, Brad Whitmann<sup>s</sup>, Greg Caledonai<sup>s</sup>, Timothy Darling, Ayrik Meyer<sup>s</sup>, John Thompson<sup>s</sup>, Kristina Goulart, Allan Thompson, Jack K. Jaynes<sup>s</sup>, Dou Purvis, Denny Knox<sup>s</sup>.
- <sup>s</sup> = submitted speaker slip

**Agenda Modification:**  
none

**Item #001**

*South Beach Bar & Grill - Ocean Beach JO#42-8225 (Process 3) Coastal Development Permit to expand an existing restaurant within an existing building on a 13,900 sf. site at 5059 Newport Avenue in the CC 4-2 zone within the Ocean Beach Precise Plan, Coastal Overlay (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, First Public Roadway, Parking Impact Zone.*

Ayrik Meyer, John Thompson, and Kristina Goulart spoke on behalf of the project. They explained that South Beach Bar & Grill (SBBG) would expand operations to the second floor of the building SBBG currently occupies.

The project advocates named a number of parking spots that would be available for the expanded restaurant, including valet service from 11pm to 2am. Ocean Beach Planning Board (OBPB) members if the parking met with City approval, and the advocates said they expected approval but were still in the process of getting approval. Advocates agreed to bring evidence of approval to the general meeting on February 6, and to ask a representative of the valet company to attend the meeting.

OBPB members voiced concerns about plans to use the second floor balcony as an area for loitering or smoking. The project advocates agreed to prohibit loitering and smoking on the balcony.

Denny Knox, John Thompson, Jane Gawronski voiced support of the project.

Craig Klein moved that the subcommittee approve the project with the caveat that the OBPB needs more parking info. Jane Gawronski seconded the motion.

Bill Bushe offered the amendment that the SBBG agreed to prohibit loitering and smoking on the second floor balcony, and that the second floor balcony door only be used as an exit. Jane Gawronski and Craig Klein accepted the amendment. Motion carried 10-0-0.

**Item #002**

*Darling Residence - Ocean Beach JO#42-6769 (Process 2) Coastal Development Permit to construct a new 3,109 sf. two-story dwelling unit with attached garage on a 7,000 sf. site that contains an existing dwelling unit and restore one-car garage to the existing dwelling. The project is located at 4630 Pescadero Ave in the RM 1-1 zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Zone.*

Robert Sheehan, Timothy Darling and Brad Whitmann spoke on behalf of the project, answering OBPB member's questions about parking, required FAR, and changes to previous plans.

Brad Whitmann read a statement he claimed was on behalf of neighbor Greg Caledonia. The statement supported the project.

Tom Gawronski said he was not opposed, but that he was distressed with the practice of mis-labeling rooms that seem likely to be used as bedrooms. Landry Watson said he concurred with Tom. Michael Taylor said that, if the room in question was were counted as a bedroom, the parking requirements would remain the same.

Craig Klein moved and Giovanni Ingolia seconded to recommend approval of the project as presented. Motion passed 9-1-0.

**Item #003**

*Goettge Residence - Ocean Beach JO#42-7772 (Process 2) Coastal Development Permit to demolish an existing residence and small shed and construct a new 2,172 sf. dwelling unit with a 442 sf. detached two-car garage on a 3,500 sf. site at 4742 Cape May Avenue in the RM 1-1 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, Parking Impact Zone.*

Jack Jaynes spoke on behalf of the project. He noted that the slope of the property caused a miscalculation of height in the project's original plans, which were subsequently updated. He said the property's existing dwelling was 85 years old.

Tom Gawronski asked if the existing dwelling had historical significance. Michael Taylor said the City's answer was that the existing dwelling did not have historical significance.

Shane Finneran said he was opposed to the project based on its bulk and scale, and the lack of adequate articulation in the 28-foot rise of the front of the house. Landry Watson said the project complied with the zoning requirements, perhaps an example of how the requirements don't always conform with the existing nature of the community.

Craig Klein said he'd like to defer voting on the project until after he had a chance to look at its site. Tom Gawronski said the same thing.

Landry Watson moved to approve pending no major issues with the historical resources board, and Tom Gawronski seconded. Motion passed 8-2-0.

Meeting adjourned by consensus at 7:30 pm.

Minutes Respectfully Submitted by: Shane Finneran, Secretary