

**MEETING CALLED TO ORDER**

6:06 pm

**MEMBERS PRESENT (MARKED WITH "X")**

<b>1</b> Dan Dennison	<b>X 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>X 2</b> Drew Wilson	<b>X 4</b> Andrew Waltz <i>(6:59pm)</i>	<b>X 7</b> Valerie Paz <i>(6:25pm)</i>
<b>X 2</b> Nanci Kelly	<b>X 5</b> Jane Gawronski	<b>X 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**

- Pete reported that the Bylaws Committee is nearly finished with their review of the City's proposed revisions. City staff reported the Board's action on the revisions can wait until July.
- Motion from Pete to continue Action Item #4 (Bylaws Update) to the next meeting, seconded by Nanci.
  - **Motion passes, 8-0-0.**

**MINUTES MODIFICATIONS & APPROVAL**

*May 3, 2015 General Meeting* – John reported that the minutes were not printed, so they will be considered at the next meeting.

**TREASURER'S REPORT – DREW WILSON**

*Drew* – Bank balance is \$451.89.

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

- The City Council will soon consider the short-term vacation rental issue.
- The City is installing new Verizon Wireless towers in streetlights in several locations in Ocean Beach. Construction work is scheduled to be completed by June 15.
  - *Saad Hirmez* – Asked whether the City was receiving lease money. *Karen Bucey* (City Planning Dept.) replied that the City receives revenue for the General Fund.
- *Georgia and Nanci* – Reported that some recent projects impacting local access have occurred recently without notice.
- *Jane* – Asked about large berm being built on the beach near Saratoga Beach Park. Conrad agreed to investigate.

**COUNTY SUPERVISOR'S REPORT – MELANIE WILSON**

John read aloud a report from Melanie Wilson of County Supervisor Ron Roberts's office (**Attachment #1**).

**NON-AGENDA PUBLIC COMMENT**

- *Giovanni Ingolia (OB Town Council)* – The Town Council is hosting a cookout this weekend for first responders and members of the community. The Town Council's annual community grant application period runs through the end of June. The annual Chili Cookoff is June 27.
- *Wayne Fleming* – Many residents have noticed that someone is digging a cave in the bluffs near the end of Orchard Avenue. They believe this is unsafe and damaging to the coast, and would like the Planning Board to take up issue at next meeting. John agreed to pursue.

- *Hugh (Neighborhoods for Clean Elections)* – His organization wants to reform the influence of money in politics and is looking for volunteers.
- *Unnamed* – Community beach cleanup will be held at Veterans Plaza this weekend, and sunset cleanups are held weekly.

## INFORMATION #1: 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):

- CCC staff has reported that the City's submittal has been deemed complete, and that the Community Plan moving forward to a hearing. CCC staff will seek a one-year extension at the June 10-12 CCC hearing in Newport Beach, CA. However, the Community Plan is still scheduled for consideration by CCC at its August 12-14 hearing in San Diego.
- The August target date is a best-case scenario, but both City and CCC staff are working hard to meet it.
- There are some issues remaining between CCC and City staffs, some of which affect multiple beach communities in the City. The City believes these will be better handled with changes to the Municipal Code, and they will propose this to CCC. These Municipal Code changes should not be prerequisites for the Community Plan's certification by CCC.

Board comments:

- *John* – Requested that the City maintain a transparent process and keep the Board updated at each meeting. Karen agreed.
- *Valerie* – Asked about the language in the Community Plan pertaining to floor area ratio (FAR). Karen said that as long as the Community Plan language conforms with the Municipal Code, there are no issues. If the Municipal Code is amended to change the community's FAR, the Community Plan most likely would need to be amended as well.
- *Georgia* – Asked the status of the issues that may require a Municipal Code amendment. Karen said City staff is working on these amendments, but that no drafts have been advanced to the City Planning Commission yet. City staff wants to ensure that CCC agrees to this approach before advancing the amendment.

Comments from members of the Precise Plan Update Committee:

- *Mindy Pellissier* – Suggested that the City expedite the approval of the Community Plan by removing any items that are still unresolved between CCC and City staffs. Karen replied that regardless of the Community Plan's content, the soonest it can be heard by CCC is August.
- *Giovanni Ingolia* – Asked Karen whether anything could delay the Community Plan from the August CCC hearing. Karen replied that she was not aware of any issues.

## ACTION #1: CLIMATE ACTION PLAN

- *Brian Elliott (Climate Action Campaign)* – Reported that the City's Draft *Climate Action Plan* is currently undergoing environmental review and is on pace for approval by City Council.
- John read aloud the draft letter of support submitted for the Board's consideration (**Attachment #2**).
- Motion from Pete to approve letter of support as presented.
  - **Motion passes, 10-1-0.**

- For: John, Jane, Tom, Blake, Pete, Drew, Georgia, Nanci, Andrew, Craig.
- Against: Valerie (CAP promoted by private org., too aggressive/infeasible timeline)

## ACTION #2: APPLE TREE MARKET

- *John* – Noted that the project was discussed extensively at the May 3, 2015 meeting, and that the item is being brought back to the agenda for the Board to make a recommendation.
- *Georgia* – Asked about OB Farmers Market booths in parking lot. *Saad Hrimez (Applicant)* replied that he intends to keep the Farmers Market setup as-is. The worst-case scenario is eliminating one row of vendors, but he is hoping not to do that.
- *Craig* – Asked about liquor restrictions. Saad replied that he believed they were: hours of sale 6am-midnight; no fortified wines; no miniature liquor bottles; no 1/2 pint liquor bottles; no cans of beer under 24 oz.
- Motion from Jane to approve the permit as presented. Craig offered a friendly amendment to approve the permit, subject to approval of the alcohol sales conditions from ABC as shown in **Attachment #3**. Jane agreed to the amendment. Seconded by Tom.
  - **Motion passes, 11-0-0.**

## ACTION #3: DEL MAR 3 RESIDENCES

- *John* – The Project Review Committee supported the project as presented.
- *Eric Myrmel (Applicant)* – Presented summary of project with drawings.
- *Brad Whitman (Neighbor)* – Supports project. Also read aloud a letter of support from another neighbor.
- *Frank Gormlie (OB Rag)* – Asked for details on underground parking. Eric replied that the existing garage is roughly 550 sqft, and the new garage will be 1200 sqft. It will require 365 cubic yards of excavation.
- *John* – Asked about stormwater retention. Eric replied that a stormwater plan is part of the site grading plan, and that stormwater will drain to permeable areas on site.
- *Georgia* – Asked whether the applicant intends to condoize units. Eric replied yes, and that a map waiver will be processed after the project is permitted.
- Motion from Craig to approve project as presented, seconded by Pete.
  - **Motion passes, 11-0-0.**

## CHAIR ANNOUNCEMENTS & COMMUNITY LIAISON REPORTS

- *OB Town Council*: Seeking to curtail U-T San Diego flyer circulations.
- *OB Mainstreet Association (OBMA) & Crime Prevention Committee*: Received funding from City to continue security patrols.
- *OB Historical Society*: Next meeting 6/18 7pm, topic is “San Diego Legends.”
- *OB Community Development Corporation*: Still raising funds for Saratoga Beach Park.
- *Valerie*: Landmark Forum is a scholarship opportunity for young adults seeking training to take on community leadership.

## MEETING ADJOURNED

7:55 pm

# ATTACHMENT #1

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

From: **Wilson, Melanie** <[Melanie.Wilson@sdcountry.ca.gov](mailto:Melanie.Wilson@sdcountry.ca.gov)>

Date: Mon, Jun 1, 2015 at 3:09 PM

Subject: RE: Ocean Beach Planning Board: Agenda for June 3rd Meeting

To: John Ambert <[johnambert@gmail.com](mailto:johnambert@gmail.com)>

Hi John,

Three main announcements this month:

1. This week (6/1 – 6/5) is our community hearing week for community enhancement grants. Please remind all representatives of community organization that may have applied to be a part of the important community enhancement hearing process.

Background for you: community enhancement is one of our two grant programs. Neighborhood Reinvestment is a rolling grant program and still open to apply to. I believe I sent you the information on that but just in case, more information can be found here: <http://www.sandiegocounty.gov/auditor/nrp.html>

2. The county is undergoing our budget process. The County's budget is up 6% to nearly \$5.4 billion

a. 2 billion of this is in Health and human services providing the county with valuable services like Aging and independent services,

3. The County of San Diego Animal Services Department has a "Tweenie Program" running right now.

a. Each spring the county of San Diego receives thousands of kittens who are too young to be adopted.

b. They are looking for temporary foster parents to care for the kittens before they can be put up for adoption and go to a permanent home

c. Animal service provides all the food, kitty litter and toys needed to be a great foster parent.

d. More information can be found at [sddac.com](http://sddac.com).

4. If anyone has any question on these or other items please feel free to give them my email or my direct office line. [619-531-4736](tel:619-531-4736)

*Melanie Wilson*

Policy Advisor & Community Representative

Supervisor Ron Roberts

County of San Diego

1600 Pacific Highway, Room 335

San Diego, CA 92101

[619 531-5544](tel:619-531-5544)

[619 531-6262](tel:619-531-6262) FAX

[melanie.wilson@sdcountry.ca.gov](mailto:melanie.wilson@sdcountry.ca.gov)



## **OCEAN BEACH PLANNING BOARD**

PO Box 7090, Ocean Beach CA 92167

*oceanbeachplanning.org*

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June 3, 2015

The Honorable Kevin L. Faulconer  
Mayor of San Diego  
202 "C" Street, 11th Floor  
San Diego CA 92101

**Re: Support for Climate Action Plan and 100% Renewable Energy**

Mayor Faulconer:

I am writing to you on behalf of the Ocean Beach Planning Board. At our May 2015 meeting we had a discussion regarding the draft of the Climate Action Plan you released. It is our understanding that you and the City Council will be taking action on this later this year.

The Ocean Beach Planning Board strongly supports the Climate Action Plan draft as released, and on June 3, 2015 we passed a motion of support for this much-needed legislation.

Climate change is one of the greatest threats to human existence, and we as a community must act to find common-sense solutions that protect public health and our quality of life for future generations. San Diego has a wealth of local, clean energy solutions, and we support your vision of making San Diego the green energy capital of the world.

We urge you to act as quickly as possible to pass this strong, legally binding climate plan that:

- Ensures Local Control of Energy Decisions
- Explores Opportunity for Implementing Community Choice Energy
- Achieves 100% Renewable Energy by 2035
- Puts Solar in All Communities
- Makes Our Homes and Buildings Green, Healthy and Efficient
- Ensures Safe, Clean, Convenient and Affordable Public Transit
- Provides Walkable and Bikeable Neighborhoods for All
- Creates Good-Paying, Local Green Jobs
- Protects Natural Resources

Thank you for supporting a sustainable future for San Diego.

Sincerely,

John Ambert, Chair

cc: Council President Sherri Lightner

(continued)

Council President Pro Tem Marti Emerald  
Councilmember Lorie Zapf  
Councilmember Todd Gloria  
Councilmember Myrtle Cole  
Councilmember Mark Kersey  
Councilmember Chris Cate  
Councilmember Scott Sherman  
Councilmember David Alvarez

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

**ATTACHMENT #3**

IN THE MATTER OF THE APPLICATION OF

BADRY HIRMEZ, NAJAH HIRMEZ, SAAD HIRMEZ,	}	FILE 21-553335
SAMI GIRGIS HIRMEZ	}	
APPLE TREE MARKET	}	REG.
4976 NEWPORT AVE	}	
SAN DIEGO, CA 92107	}	
	}	
	}	
	}	
	}	
	}	
	}	<b><u>PETITION FOR CONDITIONAL</u></b>
	}	<b><u>LICENSE</u></b>

For Issuance of an Off-Sale General - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the San Diego Police Department filed a protest against the issuance of the applied-for license; and,

WHEREAS, the protest(s) deal(s) with the proposed operation of the applied-for premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in Census Tract 0075.02 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the petitioner(s) stipulate(s) that by reason of the aforementioned high crime and over concentration of licenses, grounds exist for denial of the applied-for license; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

\_\_\_\_\_  
Initials

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00AM and 12:00AM midnight each day of the week.
- 2 No distilled spirits shall be sold in bottles or containers smaller than 375ml.
- 3 Beer, malt beverages, and wine coolers in containers of 16 oz. or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
- 4 No wine shall be sold with an alcohol content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more.
- 5 Wine shall not be sold in bottles or containers smaller than 750 ml. and wine-coolers, beer coolers, or pre-mixed distilled spirit cocktails (if allowed by the licensee) must be sold in manufacturer pre-packaged multi-unit quantities.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Applicant/Petitioner

\_\_\_\_\_  
Title