

Annual Report for the Ocean Beach Planning Board
April 2018 - March 2019

Introduction

The following is the annual report of the activities of the Ocean Beach Planning Board.

The OBPB is located in City Council District 2 and encompasses 742 acres of medium- and low-density development, covering an area of approximately one square mile. The community is bounded by Mission Bay Park to the north, Adair Street to the south, the Pacific Ocean to the west, and Froude Street and West Point Loma Boulevard to the east.

Administration Matters

Historically, the Ocean Beach Planning Board consists of 14 members. Ocean Beach Planning area is split into seven (7) districts with each district having two (2) seats on the board. However, this year the board membership did drop to eight (8) members which is the minimum, per City Council policy, required for a planning group to operate.

Thus, we did not have a quorum for our regularly scheduled May, June, and August meetings. There was not meeting in July. Which is typical of the board as the date falls around or on July 4th every year.

Starting in September, there was a push to recruit and appoint members to the board. Once that was done there were changes to the bylaws to make fewer signatures required for election and appointment to the board. Hopefully alleviating the problems for declining membership.

Additionally, there were two more seats added to the board as “At-Large” seats. As we found the districts to further restrict interest in joining the board. However, the board voted in favor to keep the districts as it also helps with equity of representation within the Ocean Beach community.

The OBPB now consists of 16 members, two (2) from each of the seven (7) districts and two (2) At-Large seats. The requirement for signatures to qualify from election went from 30 to 20, and the requirement for signatures for appointment went from 30 to 10.

Membership Summary

Elections for the OBPB are held on the first Wednesday of March. Every election half the board seats are open, as each district and at-large elects a new representative.

After the March 2018 election membership was as follows:

District 1: Both seats were vacant.

District 2 : Tom Gawronski (odd year seat), no one ran for the even year seat.

District 3: Andrew Waltz (odd year seat), no one ran for the even year seat.
District 4: Blake Herrschaft (odd year seat), Craig Klein won the even year seat.
District 5: Vacant (odd year seat), Numan Stotz won the even year seat.
District 6: Dan Dennison (odd year seat). Jane Gawronski won the ver year seat.
District 7: Richard Aguirre (odd year seat), Andrea Schlageter won the even year seat.

It was then voted on to make Blake Herrschaft Chair, Andrea Schlageter Vice Chair, Craig Klein Treasurer, and Dan Dennison Secretary.

In August 2018, Blake Herrschaft resigned as he moved out of Ocean Beach. Andrea Schlageter then moved into acting Chair.

The board then remained at eight (8) members until September 2018. The board then appointed two (2) new members Tracy Dezenzo for an even year District One (1) seat, and Kevin Hastings for an even year District Two (2) seat. This same meeting the board formed and Ad-Hoc committee to review our bylaws and make recommendations to the board for changes at the next meeting.

In October the board appointed four (4) more members. First, Anthony Ciulla for odd year District One (1) seat and Virginia Wilson for even year District three (3) seat. Then the board voted on the recommended bylaw changes, adding the At-Large seats, and reducing the signature requirements as previously stated. Kevin Hastings was moved to the even year At-Large seat that was newly created. Elizabeth Felando was then appointed to an even year District two (2) seat and Richard Merriman was appointed to the odd year At-Large seat.

The board at this point elected a new executive board:

Andrea Schlageter, Chair
Kevin Hastings, Vice Chair
Craig Klein, Treasurer
Tracy Dezenzo, Secretary

Special Projects

On January 2nd, 2019, OBPB voted in favor (10-2-0) of the following motion:

Motion to authorize the board to send a letter to Councilmember Campbell requesting the installation of the 4-way stop sign(s) at the intersection of Ebers & Saratoga, to be installed as soon as possible due to the location near to a park, the OB recreation center and OB Elementary school.

On February 6th, 2019, OBPB voted in favor (9-2-0) of the following motion:

Motion to recommend approval of the application [Dirty Bird's liquor license] with the condition that alcohol sales are prohibited after 10 pm, 7 days a week.

On March 6th, 2019, OBPB voted in favor (12-0-0) of the following motion:

Send memo listing concerns for dockless scooter regulation to Councilmember Jen Campbell and Mayor Kevin Falconer.

Overall Summary of Project Review and Community Development

The following is a chronological list of all projects the board reviewed; with the motion and vote.

April 4th 2018:

4763 Pescadero Ave; motion to approve project as presented (Passed 8-0-0)

4820 Point Loma Ave. Bluff Repair; motion to approve the project as presented with recommendation against the following:

A. Simply Filling the sea cave with cement

B. Attempting minimalist repairs to the existing condition. (Passed 8-0-0)

Mobile Antenna at 1711 Sunset Cliffs Blvd; motion to approve the recommendation of extension of conditional use permit (Passed 6-2-0)

May 2nd, June 6th, 2018 there was no quorum of the OBPB.

July 4th, 2018, there was no meeting of the OBPB.

August 1st, 2018 there was no quorum of the OBPB.

September 5th, 2018:

1750 Froude St.; motion to approve the project as presented (Passed 9-0-1)

October 3rd, 2018: No projects were voted on.

November 7th, 2018: No projects were voted on.

December 5th, 2018: No projects were voted on.

January 2nd, 2019:

4870 Voltaire St.; motion to recommend approval of the project (Passed 11-1-0)

February 6th, 2019:

5026 Saratoga Ave.; Motion to approve the project as presented but add a memo asking the city to please consider the additional board concerns below brought forth by Kevin Hastings:

- Project is in a RM2-4 with 25' wide lot and 3' side setbacks
- Attached garage encroaches 2'3" into side setback. (Original garage also encroaches but drawings don't show it being reused.)
- 2nd floor railing encroaches 2'3" into side setback
- 2nd floor wall at balcony encroaches 6" into side setback, railing encroaches further.

- Floor of roof deck is 27'11" with ~2' parapet and no fall protection. Adding railing to achieve 42" minimum would exceed 30ft height limit. (Passed 9-2-0).
5018 Narragansett Ave.; Motion to approve as presented (Passed 11-0-0)

March 6th, 2019: No projects were voted on.

This report was assembled by Andrea Schlageter, Chair.

Voted to approve June 5th, 2019 (12-0-0)