

MISSION BEACH PRECISE PLANNING BOARD
Tuesday, May 16, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

Carole Havlat	Dennis Lynch	Brian McCarthy	Mike Meyer
John Ready	Mary Saska	Will Schussel	Gernot Trolf
Jenine Whittecar	Debbie Watkins		

Absent: None.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:14 PM.

- **Approval of Minutes** for April, 2017
Copies of the draft April 18, 2017 Minutes of Meeting were distributed and reviewed. There being no corrections, the Minutes were approved by unanimous consent.
- **Revisions to Agenda**
Copies of the April 18, 2017 Agenda were distributed and reviewed. Chair Watkins had one addition – Action Item under Board Communications – Approve Letter from MBPPB to California Coastal Commission regarding May 11, 2017 Land Use Plan (LUP) Amendment regarding the Mission Beach Residences Project, which was distributed to the Board for review.

After discussion, the following motion was duly made:

Motion 1 was made by Will Schussel and seconded by Gernot Trolf to ADD an ACTION ITEM under *Board Communications* to APPROVE Letter from MBPPB to California Coastal Commission regarding May 11, 2017 Land Use Plan (LUP) Amendment regarding the Mission Beach Residences Project.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

- **Chair's Report**

Chair Debbie Watkins gave the following update:

1. Elementary School Development Project Update: The Land Use Plan Amendment & Local Coastal Program Amendment for the Mission Beach Residence Project changing the use of the land from School to Residential was heard by the California Coastal Commission at its May 11th meeting in San Diego. The three issues were (1) park location and size; (2) privatization of alleys and courts; and (3) land use change from School to Residential on the north side of Santa Barbara Place. The MBPPB was successful in getting a .32-acre rectangular neighborhood park; however the location proposed is along Jersey Court.

Chair noted that a last minute Addenda from Coastal Staff changed their recommendation from public alleys to private with public easement; however, the MBPPB was not able to argue against this recommendation at the hearing. Chair commented that she learned from Coastal Staff the day after the May 11th hearing that the City submitted the last minute change – contending that because the Applicant was putting in permeable pavers along the alley, which are a higher standard than what the City would put in, the City did not want to be responsible for maintenance. This issue was not brought out during the hearing. Chair noted the LUP Amendment, etc. now goes back to the City Council for certification. After that process, the Coastal Development Permit Appeal process for the two proposed building projects will be scheduled.

2. Chair informed the group the Airport Noise Advisory Committee (ANAC) Subcommittee meets on May 17th at 4 PM at ANAC's office in Liberty Station. The discussion topic is to review potential for procedure modifications to limit or prevent early turns and missed approaches; and review of FAA noise dots and applicability.

3. Chair reported that the MBPPB's Ad-hoc Subcommittee on STVR's had its first meeting on May 2, 2017. Attendees were Debbie Watkins, John Ready, Will Schussel, Bob Semonson. Gernot was absent. Chair reported that their first assignment is to quantify the number of housing units in MB and the number of STVR units. They discussed the importance of a permit system wherein a % of the permit cost would be applied to hiring Code Compliance Officers and a % would go back to the community for a needed service – for example, in MB we could allocated a percentage to be used for a second trash pickup. Ms. Watkins noted that she will be meeting with the other coastal coalition planning chairs from PB, OB and LJ on May 22, 2017.

4. Chair reminded the Board Members that each year, City staff conducts a required 4-hour COMMUNITY ORIENTATION WORKSHOP (COW) session to review Council Policy 600-24 and to discuss other topics of interest. Attendance by all planning group members at a COW session is required by City Council Policy 600-24, "Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups." In order for each member to meet the criteria for indemnification, this training must be completed within 60 days of being elected. This year's session has been scheduled for Saturday morning, May 20 at 8:30 a.m. The session will be held at the City Concourse, Silver Room, 202 C Street, San Diego

- **Secretary's Report**

None.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda)

- Bonnie Gabriel introduced herself as a long-time Mission Beach property owner and expressed interest in filling a vacant seat on the Board. She commented she has attended several Board Meetings.
- Dawn Riley of beautiful.mb announced that the next beach cleanup will take place on May30th at Ventura lifeguard station. She commented that Belmont Park donated a golf cart that will be raffled off to raise money.

- Gary Wonacott of the MBTC commented that a second trash pickup in the summer months was not included in the Mayor’s 2018 Budget and the MBTC is trying to get the vacation rental owners to take responsibility.
- MBPPB Member Mary Saska commented that Sarah Mattinson, Owner of the Olive Café in Mission Beach, met with the Restaurant Association to lobby for a second trash pick up. Mary asked the group to reach out to the City Council.
- MBPPB Member Mike Meyer thanked Chair Debbie Watkins for her efforts to get the .32-acre park for the community at the former Mission Beach Elementary School site.

REPORTS FROM GOVERNMENT OFFICIALS

- **Chevelle Tate, Field Representative, CA Senator Toni Atkins**

Chevelle Tate reported that Senator Atkins introduced 17 bills, addressing issues such as housing, human trafficking, healthcare, LGBT rights, environmental protection, labor, and juvenile justice. Other Senate Bills included affordable housing/subsidized housing by the State for low income residents; drought considerations for the State – water infrastructure, water storage, and water sheds; and transportation infrastructure.

OTHER

Action Items:

- **Utilities Undergrounding project at South Mission Beach area (Block 2S1) – City’s request for permission to work through the summer months to speed up Mission Beach electrical conversion process – Presenter: Alex Gostomelskiy, MS, EIT, Construction Manager, City of San Diego, Utilities Undergrounding Program**

Alex Gostomelskiy pointed out the City’s goal is to get the electrical wires on the poles underground and discussed the need to reopen some trenches on private properties. On behalf of the City, Mr. Gostomelskiy requested permission to work through the summer months to speed up the electrical conversion process at South Mission Beach Area (Block 2S1). The property owners and residents in attendance were given an opportunity to comment and ask questions. Board Members requested that summer work be conducted from 8:30 AM – 3:30 PM.

After further discussion, the following motion was duly made:

Motion 2 was made by Mike Meyer and seconded by Carole Havlat TO APPROVE the City's request for permission to work through the summer months to speed up Mission Beach electrical conversion process at South Mission Beach Area (Block 2S1), preferably from 8:30 a.m. - 3:30 PM.

VOTE For: 7 Against: 1 Abstain: 1

Motion passed. [Abstain: D. Lynch]

Debora Rich, Senior Governmental Liaison Planner, Project Manager, San Diego Gas and Electric (SDG&E), pointed out that SDG&E would like an extra two (2) weeks into the summer moratorium to finish digging trenches along Strandway from San Gabriel to Capistrano and “pull” ropes. The property owners and residents in attendance were given an opportunity to

comment and ask questions. Board Members requested that summer work be conducted from 8:30 AM – 3:30 PM.

After further discussion, the following motion was duly made:

Motion 3 was made by Mike Meyer and seconded by Carole Havlat TO APPROVE SDG&E’s request for permission to work for two (2) weeks during the summer moratorium to allow SDG&E the ability to "pull" ropes and trench along Strandway from San Gabriel to Capistrano, preferably from 8:30 a.m. - 3:30 PM.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

BUILDING PLAN REVIEW

Action Item:

- **826 Pismo Court CDP, Project No. 489689 (Process 3): (Second Review) Coastal Development Permit for the remodel and two-story addition to an existing single-family residence dwelling unit totaling 1,375 sq. ft. The 0.03-acre site is located within 300 feet of the mean high tide, the Coastal Overlay Zone (Appealable); Architect/Applicant: David Lombardi**

Architect Dave Lombardi represented the property owners.

Chair Watkins pointed out this proposed project goes before the Hearing Officer on May 31, 2017 for approval. She noted that this is the MBPPB’s second review because the Board denied the project 8-0-0 at its First Review on September 20, 2016. At the September 20, 2016 MBPPB Meeting, Project Reviewer Mike Meyer pointed out three (3) problems with the proposed project:

- First, the proposed plans erroneously indicate the alley as 18 feet, and pointed out the alley is 16 feet, which would affect the turning radius, and that most structures have to indent two (2) feet on the first floor from the alley for the turning radius.
- Second, the existing structure is within the 10-foot front yard setback, which affects lot coverage.
- Third, the elevation displays a railing for a deck that extends out from the current roof line, which is a violation of the view corridor by building into the front yard with new construction above the existing structure, so the railing must be removed.

Architect Dave Lombardi presented the revised proposed building plans for the project and noted the three problems discussed above were corrected.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the revised proposed building plans for the MBPPB. Project Reviewer Mike Meyer confirmed that his review indicated the three problems discussed above were corrected.

After further discussion, the following motion was duly made:

Motion 4 was made by Dennis Lynch and seconded by John Ready TO APPROVE the proposed project plans as presented for 826 Pismo Court CDP for the remodel and two-story addition to an existing single-family residence dwelling unit totaling 1,375 sq. ft.

VOTE

For: 9

Against: 0

Abstain: 0

Motion passed.

BOARD COMMUNICATIONS

Information Item:

- **The City of San Diego's FY 2019 Capital Improvements Program Survey** - Obtain input from City community planning groups for proposed projects that may be included in the Fiscal Year 2019 Capital Improvement Program. Project types include:
- Drainage/Storm Drain Facilities (pipes, channels, pump stations)
- Transportation Facilities (bicycle, traffic signals, street lighting, medians/streetscape)
- Park and Recreation Facilities and Structures (lifeguard stations, seawall repair)
- Buildings and Structures (libraries, community support facilities and structures)

Chair Watkins reported that the City of San Diego's Fiscal Year 2019 Capital Improvements Program (CIP) Survey is being conducted to obtain input from City community planning groups for proposed projects that may be included in the Fiscal Year 2019 Capital Improvement Program. The proposed projects will be submitted to the different City asset management departments for review to determine if the projects are feasible and can be included in the City's CIP. All proposed projects submitted to the City in previous fiscal years will need to be resubmitted in order to be considered for the CIP.

Chair Watkins distributed the Survey to interested community members to participate. She noted that completed surveys need to be submitted to the MBPPB before the Board's July 18, 2017 Meeting for consideration and further action.

Action Item:

- **Fill vacancies on Board with eligible nominees**

Chair Debbie Watkins reminded the Board that at its April 18, 2017 Meeting, it agreed to consider filling vacancies for Area Representatives with eligible nominees at its May 16, 2017 Meeting. Chair pointed out that Bonnie Gabriel, who lives on Nantasket Court, has expressed an interest in filling the vacancy as Area 5 Representative, which covers between the North side of San Jose Place and the South side of Pacific Beach Drive, for a one-year term that ends March 2018, at which time Ms. Gabriel would be eligible to run in the March 2018 election for a three-year term as an Incumbent. Chair pointed out that Ms. Gabriel has attended several MBPPB meetings and meets the requirements as an eligible candidate.

After further discussion, the following motion was duly made:

Motion 5 was made by John Ready and seconded by Will Schussel TO NOMINATE and ELECT BONNIE GABRIEL as the Area 5 Representative for a one-year term ending March 2018, at which time BONNIE GABRIEL would be eligible to run in the March 2018 election for a three-year term as an Incumbent.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Action Item:

- **Approve draft Letter to California Coastal Commission Re: LUP Amendment Hearing on May 11, 2017 concerning the Mission Beach Residences Project at the former Mission Beach Elementary School site**

Chair Watkins pointed out that a last minute Addenda from Coastal Staff changed their recommendation from public alleys to private with public easement. As a result, the MBPPB was not able to argue against this recommendation at the hearing. MBPPB Member John Ready drafted the proposed letter for consideration pointing out this action deprived the MBPPB of its procedural due process and asks the California Coastal Commission for a rehearing on the issue of privatization of the alleys with adequate notice and a reasonable opportunity to be heard.

After further discussion, the following motion was duly made:

Motion 6 was made by Will Schussel and seconded by Jenine Whittecar TO APPROVE the draft letter to the California Coastal Commission AND AUTHORIZE the Chair to sign and send the letter on behalf of the MBPPB via Certified Mail, Return Receipt Requested.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

There being no further business, Chair Watkins noted proposed Agenda Items must be submitted to the Chair for approval in writing **10 days PRIOR** to the scheduled Board meeting. The **next meeting will be held on Tuesday, June 20, 2017 at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 7 was made by Gernot Trolf and seconded by Carole Havlat TO ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary