

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
 Tuesday, February 19, 2019 @ 6:30 PM  
 Santa Clara Recreation Center, Bay Room  
 Minutes of Meeting**

**Board Members Present:**

Michelle Baron		Carole Havlat	Dennis Lynch
Brian McCarthy	Mike Meyer	John Ready	
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

**Absent:** Josh Geller; Brandon Soule

**OPENING FUNCTIONS** (6:40 p.m.)

Meeting was called to order by Debbie Watkins, Chair, at approximately 6:40 PM.

**Approval of Minutes** for January 15, 2019 meeting.

Copies of the draft minutes of last meeting were distributed and reviewed.

**MOTION #1** was made by Gernot Trolf and seconded by Jenine Whittecar to APPROVE the January 15, 2019 minutes with corrections.

**VOTE:** For: 7 Against: 0 Abstain: 1

**Motion Passed:** For: Baron, Havlat, Lynch, McCarthy, Meyer, Trolf, Whittecar  
 Abstain: Ready because he wanted time to review the recording of the meeting.

**Revisions to Agenda**

None

**Chair’s Report**

The Chair passed out maps and an invitation from the City’s undergrounding department detailing where the next phase of undergrounding utilities would take place in Mission Beach. It encompasses the area from Ventura Place north to El Carmel Place. There will be a public meeting, 6:00 to 7:30 pm, on March 7, 2019, at the Pacific Beach Recreation Center to hear the details and ask questions.

The Chair then handed out some statistics and a map about airport noise complaints from Mission Beach residents prepared by the Airport Noise Office. Chair asked Gernot Trolf (Mission Beach Representative on the Citizen’s Advisory Committee) to post the Airport Authority’s Part 150 Study’s recent meeting presentation on proposed flight path changes on “Nextdoor” social media website.

**Secretary’s Report**

None

**OTHER  
 Information Item:**

**Former Mission Beach Elementary School Development Update** – Discuss project as planned, describe schedule, operating plan and Q&A; Presenter: David W. Shepherd, Sr. Land Acquisition Manager with LENNAR – SAN DIEGO DIVISION (New Owner/Developer)

Presenters: Liz Belloso, Lennar Project Manager; Ryan Green, Lennar V.P. of Land Acquisition

Mr. Green said that no changes will be made to the original plans that had been approved by the Coastal Commission on behalf of the McKeller Company. He said that demolition was to start soon and that construction was to begin in August, 2019 and planned to be finished in August, 2021. There will be one supervisor on site at all times and a person will be available to handle all complaints. Eighty per cent of the structures being demolished will be recycled to Mexico. He said that he was trying to make a deal that workers could park at Belmont Park. He plans to put in the traffic signal at Santa Barbara Place and Mission Boulevard August, 2019. A copy of the project development plans and timetable will be sent to Chair Watkins for distributing to Board Members.

**BUILDING PLAN REVIEW: ACTION ITEM** (7:22)

- **AT&T - The Plunge Building** – Project No. 578683 - Process 2 for a wireless communication facility (WCF) consisting of 11 panel antennas, 22 Remote Radio Units and other small electronic components mounted behind the parapet of the new building (under construction) over the Plunge located at 3115 Ocean Front Walk in the CV-1-1 zone. Associated equipment exists in a 210 sq. ft. enclosure on the southwest side of the new building. This includes the removal of the existing temporary scissor lift. State Coastal Commission jurisdiction; Presenter: Morgan Norville, M&M Telecom, Inc.

Ms. Norville passed out project plan information containing pictures of the proposed components of the WCF to be placed on the roof of the Plunge Building at Belmont Park. She emphasized that the components would not be visible from the ground level. The Board asked some questions and expressed concerns about the visibility of the components, the problems with corrosion and the potential for serious health hazard. Ms. Norville clarified that there is no 5G going in now. It is hard to estimate how far the signal will reach due to too many factors to consider. The Pacifica Group, Belmont Park leaseholder, was represented by Elliot Kadota who said Pacifica approved the plans.

**MOTION #2** was made by Dennis Lynch and seconded by Gernot Trolf to APPROVE the project.

**VOTE:** For: 7 Against: 1 Abstain: 0

**Motion Passed:** For: Baron, Ready, Lynch, McCarthy, Meyer, Trolf, Whittecar  
Against: Havlat

**BOARD COMMUNICATIONS: ACTION ITEMS**

Announce Nominations for Area Representatives for March 19, 2019 Election

The Chair explained the nomination process and the fact that Dennis Lynch (Area1), Carole Havlat (Area 3), and Gernot Trolf (Area 4) have each served on the Board for nine years. She further explained the rules about serving on the Board for more than nine consecutive years.

Carole Havlat will not be running for re-election at the March meeting. Brian McCarthy (Area 2) will be running in Area 3 where he lives.

There are eight open seats for the March election as described below:

AREA	TERM OF YEARS	ELIGIBLE CANDIDATES
1 (2 Vacancies)	1-yr balance remaining on 3-yr term ending 2020; 3-yr term ending 2022	Marty Zimmerman, Becky Abbott, Gary Wonacott
2 (1 Vacancy)	3-yr term ending 2022	Dennis Lynch*
3 (1 Vacancy)	3-yr term ending 2022	Brian McCarthy
4 (2 Vacancies)	1-yr balance remaining on 3-yr term ending 2020; 3-yr term ending 2022	Gernot Trolf*
5 (2 Vacancies)	1-yr balance remaining on 3-yr term ending 2020; 3-yr term ending 2022	Scott Morrison

\*Dennis Lynch and Gernot Trolf were unanimously approved by the Board to run in the election to fill open seats even though they have served nine continuous years.

**Approve March 2019 Ballot Design.** The proposed ballot design was passed out and reviewed by the Board. There was a brief discussion about the number of available positions in Area 1.

**MOTION #3** was made by Jenine Whittecar and seconded by Michelle Baron to APPROVE the March 2019 Election Ballot design.

**VOTE: For: 7 Against: 1 Abstain: 0**

**Motion Passed:** For: Baron, Havlat, Lynch, McCarthy, Meyer, Trolf, Whittecar  
Against: Ready

**Appointment of March 2019 Election Secretary.** Jenine Whittecar volunteered as the Election Secretary and the Board appointed Ms. Whittecar as the 2019 March Election Secretary. The Chair also announced that Leslie Henegar, Senior Planner with the City’s Planning Department, would be at the meeting to assist with the election process as she did last year. Election Secretary Jenine Whittecar gave voting instructions and pointed out that all persons voting must bring a valid picture ID to show what Area they are eligible to vote in.

**REPORTS FROM GOVERNMENT OFFICIALS**

Seamus Kennedy introduced himself as the community representative for Mission Beach from the office of District 2 Council Member Jen Campbell and passed out business cards. He is assigned to cover the MBPPB meetings. He discussed that the scooter craze was a big problem on the boardwalk although he had not gone there to witness it. He also referred to the number of homeless people in Mission Beach and that Council Member Campbell was very concerned

about the health problems that come with a homeless population. He discussed issues brought up by persons in attendance. He pointed out that the new parking proposal allowing developers to construct buildings in major transit areas without providing parking does not currently apply to Mission Beach. Carole Havlat asked some questions about a “companion unit” with no parking required. Mr. Kennedy said that had already been passed by the Council and is the law. Chair Watkins pointed out that in Mission Beach, the total “floor area ratio” allowed for a unit under the PDO would include the addition of a companion unit.

**POSSIBLE ACTION ITEM**

- **City’s New Parking Proposal to Eliminate Parking Requirements** – Discuss sending letter to City Councilmembers and Mayor Faulconer regarding effects of proposed parking requirements and lack of parking in Mission Beach for consideration at March 4, 2019 City Council Hearing

Although the proposed new parking requirements do not currently apply to Mission Beach, the Chair suggested that the Board write a letter opposing these “no parking provided” regulations in the future for Mission Beach.

**MOTION #4** was made by Mike Myer and seconded by Dennis Lynch to AUTHORIZE the Chair to compose and send such a letter to the Council and Mayor.

**VOTE: For: 8 Against: 0 Abstain: 0**

**Motion Passed: Unanimous**

**PUBLIC COMMENT** (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda within the purview of the Board.)

Gary Wonacott said there were a number of complaints on airplane noise recently from Mission Beach. He said that one solution being considered is to move the Padres path to the south. He feels the MBPPB should review the airport EIR for the effects the expansion will have on Mission Beach. He thinks residents should ask the airport to use landing fees to regulate the airlines to fly Stage 4 instead of Stage 3 Airlines during the night time.

**NEW BUSINESS**

None

There being no further business, Chair Debbie Watkins noted Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, March 19, 2019, 6:30 p.m. in the Bay Room of the Santa Clara Recreation Center.**

**ADJOURNMENT**

**Motion #3** was made by Jeanine Whittecar and seconded by Gernot Trolf TO ADJOURN the meeting at 8:22 p.m.

**VOTE**      **For: 8**      **Against: 0**      **Abstain: 0**  
**Motion Passed: Unanimous**

Submitted by: John T. Ready, Secretary