

**Mission Beach Precise Planning Board  
Tuesday, January 19, 2016 @ 7 PM  
Belmont Park Coaster Terrace – Community Room**

**Minutes of Meeting**

**Board Members Present:**

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

**Absent:** Peggy Bradshaw

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:08 PM.

- **Approval of Minutes** for November, 2015  
Copies of the draft November 17, 2015 Minutes of Meeting were distributed and reviewed. There being no corrections to the Minutes, the November 17, 2015 Minutes were approved by unanimous consent. The Board was dark in December.

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the January 19, 2016 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**  
Chair Debbie Watkins announced that Nominations for eligible candidates to serve as Area Representatives on the Board for FY April 2016 through March 2017 will take place at the Board's February 16, 2016 Meeting. Chair noted that the Election will take place at the Board's March 15, 2016 Meeting
- **Secretary's Report**  
Secretary Debbie Watkins gave an update on the number of absences for Board Members to date.

**PUBLIC COMMENT (limited to 3 minutes per speaker)**

- Dawn Riley with Beautiful MB gave an updates on the community benefit district and her group's beach clean-up effort to take place on February 13, 2016.

**REPORTS FROM GOVERNMENT OFFICIALS**

None.

**OTHER**

**Action Item:**

- **Mission Boulevard Maintenance Assessment District – Discuss and approve proposed Budget for FY 2017 (July 1, 2016 – June 30, 2017): Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space – MAD's**

**Present:** Carlos Cordova, Grounds Manager, Open Space Division, Park and Recreation and Bob Smith, former Bob Smith, Grounds Maintenance Manager, Open Space, Maintenance Assessment District for Mission Beach

Mr. Carlos Cordova distributed the Mission Boulevard Maintenance Assessment District Summary of Fiscal Year 2017 (07-01-16 to 06-30-17) Budget for review and approval. Questions and concern from community members and Board members were addressed. After further discussion, the following motion was duly made:

**Motion 1 was made by Gernot Trolf and seconded by John Ready to APPROVE the Mission Boulevard Maintenance Assessment District Budget for Fiscal Year 2017 as presented.**

**VOTE                      For: 10                      Against: 0                      Abstain: 0**

**Motion passed.**

**Information Item:**

- **Belmont Park Update: Dan Hayden, Director of Engineering-Pacifica Enterprises, Inc.**

Dan Hayden reported the California Coastal Commission approved the renovations to the Plunge Building and work will start after Labor Day.

**BUILDING PLAN REVIEW**

**Action Item: (Discuss 3 outstanding issues from September 15, 2015 Board Meeting)**

- **Mission Beach Residences – (Former Mission Beach Elementary School Property) Project No. 366139: Project site is located at 818 Santa Barbara Place in the Mission Beach Planned District R-S Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Mission Beach Precise Plan and Local Coastal Program Area (Community Plan), and Council District 2. Demolish existing school building(s) and construct 51 multi-family condominiums in 18 buildings located on a 1.88-acre site. The proposed project requires the processing of:**

**Outstanding Issue 1** – (Process 5) Community Plan Amendment (CPA);

**Outstanding Issue 2** – (Process 4) Vesting Tentative Map (VTM) to create 51 residential condos;

**Outstanding Issue 3** – (Process 5) vacate of two (2) 8-foot wide sewer easements within the subdivision boundary.

**Outstanding Issue 1** – (Process 5) Community Plan Amendment (CPA)

**Present:** Brian Schoenfisch and Dan Monroe of the City's Planning Department.

Brian Schoenfisch distributed copies of the proposed CPA and explained the purpose of the CPA and the changes prepared by the developer group. After a lengthy discussion, the Board was not able to reach a consensus on the proposed changes and will trail this item for further discussion and Action at its February Board Meeting.

**Outstanding Issue 2** – (Process 4) Vesting Tentative Map (VTM) to create 51 residential condos

Present: John Leppert, RCE, President, Leppert Engineering for the developer group

Mr. Leppert presented the proposed vesting tentative map for consideration. Dennis Lynch, Project Reviewer, discussed the following:

1. Historic “Standard Lots” And Lot Consolidations. The proposed Vesting Tentative Map violates the MBPD-R-S zone established for our community by our PDO. This zone recognizes the “standard” 30 feet by 80 feet interior lot and “corner lot” patterns that exists in Mission Beach from Santa Clara Place South to the Jetty/Channel. These lot sizes have been recognized and abided by all development projects in our community. Pursuant our PDO, larger lots may be created only by combining two contiguous lots [Section 1513.0304 (a) (2)]. There is not an alternative within our PDO regulations that allows for the creation of different sized lots by any other method. The majority of the proposed interior lots range from 34 feet to 45 feet wide and lot depths range from 88 feet to 93 feet.

2. Site Development Permit For Re-Subdivision Of Lots. The Site Development Permit for re-subdivision of lots proposed by the Vesting Tentative Map is a violation of the MBPD-R-S zone lot sizes. Furthermore, the re-subdivision violates Section 144.0211 (b) of the San Diego Municipal Code, which states,

“All *lots* shall meet the area, frontage, width, and depth requirements of the applicable zone or shall comply with the standards as specified in a Planned Development Permit approved with the *tentative map*.”

These re-subdivided lots are inconsistent with the small interior lot character of our community and create structures that are oversized in square footage, bulk, and scale in comparison to other structures in the immediate surrounding area of this development site and throughout Mission Beach. Re-subdivision of lots sets a precedent for creating a patchwork of development projects, which will destroy our historic community’s character, fabric and uniqueness.

3. Planned Developments Are Not Allowed Under Our PDO. This project is really an attempt by the developer group to create a Planned Development project through a Site Development Permit process. Our PDO specifically does not allow for Planned Developments in Section 1513.0103. The creation of our PDO regulations was to protect our historic community’s character of small “standard lot” sizes from development projects that are inconsistent with our community’s determination of what is best for Mission Beach.

4. Park Is Too Small For The Changed Use Requirement For A Population-Based Park. The “school use” of the entire 2.23-acre site purchased by the developer group has been established by County and City records. The kindergarten, auditorium, cafeteria and playground built in 1952 were used for school purposes up until the time of sale to the developer group and should be included in the calculation for a population-based park. The creation of .35-acre population-based park, which was acknowledged in the Initiation document on December 12, 2013, has been reduced based only on an error in the zoning map used in the 1974 Mission Beach Precise Plan (Community Plan). All of the other evidence and documentation, including tax assessor’s records combining the parcels in 1950, totally support the entire 2.23-acre site as “school use.” In addition, the use of the 25% vacancy rate in the latest formula calculating the

size of the population-based park severely reduced its size. Also, the park is improperly located. City General Plan requirements for parks of this type call for amenities such as children's play area, play areas of grassy turf, and picnic tables. There is no assessment of the ability to realistically deliver a range of amenities at this location. This is problematic due to its long narrow design, the lack of shelter from the noise and exhaust from the Mission Boulevard.

5. No Private Alleys Allowed In Mission Beach. Currently, there are no private alleys existing in Mission Beach. Also, it is not yet clear what the California Coastal Commission's position will be on this issue regarding coastal access.

After further discussion, the following motion was duly made:

**Motion 2 was made by Dennis Lynch and seconded by Will Schussel to DENY the Vesting Tentative Map to create 51 residential condominiums at the Mission Beach Residences project for the following reasons as discussed in detail above:**

1. **Historic "standard lots" not followed in violation of our PDO.**
2. **Site development permit for re-subdivision of lots is not allowed under our PDO.**
3. **Planned developments are not allowed under our PDO.**
4. **Park is too small for the "changed use requirement" for a population-based park.**
5. **No private alleys allowed.**

<b>VOTE</b>	<b>For: 10</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
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**Motion passed.**

**Outstanding Issue 3** – (Process 5) vacate of two (2) 8-foot wide sewer easements within the subdivision boundary

Chair Watkins distributed the four (4) Findings for Public Service Easement and Other Easement Vacations for guidance.

John Leppert discussed the reason the two 8-foot wide sewer easements needed to be vacated and addressed the four Findings.

Dennis Lynch, Project Reviewer pointed out he is concerned the City may be giving up a financial or other benefit by relinquishing these sewer easements if the proposed "private" alleys are determined to be "public".

After further discussion, the following motion was duly made:

**Motion 3 was made by Dennis Lynch and seconded by Will Schussel to APPROVE the two 8-foot wide sewer easements with the condition that the City does not give up financial or other benefit by relinquishing these 8-foot sewer easements if the "private" alleys are determined to be "public."**

<b>VOTE</b>	<b>For: 10</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
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**Motion passed.**

**BOARD COMMUNICATIONS**

**Action Item:**

- **Form Ad-hoc Mission Boulevard Maintenance Assessment District Subcommittee to make recommendations to beautify tree wells along Mission Boulevard**

Chair Watkins asked for volunteers from the Board and the community to serve on this Ad-hoc subcommittee to make recommendations to beautify tree wells and make other recommendations pertaining to the trees and the possibility of adding solar lighting to select trees along Mission Boulevard.

After discussion, the following volunteers will serve on this ad-hoc subcommittee:

- Bob Craig, MBPPB Member
- Debbie Watkins, MBPPB Chair
- Mike Meyer, MBPPB Member
- Klaus Mendenhall, Community Member

There being no further business, Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair **10 days PRIOR** to the scheduled Board meeting. She noted the **next meeting will be held on Tuesday, February 16, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in December.**

**ADJOURNMENT**

**Motion 4 was made by Gernot Trolf and seconded by Mike Meyer TO ADJOURN the meeting at 10:30 PM.**

**VOTE                      For: 10                      Against: 0                      Abstain: 0**

**Motion passes.**

Submitted by: Debbie Watkins, Secretary