

**Mission Beach Precise Planning Board
Tuesday, February 16, 2016 @ 7 PM
Belmont Park Coaster Terrace – Community Room**

Minutes of Meeting

Board Members Present:

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

Absent: Bob Craig

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:15 PM.

- **Approval of Minutes** for January 2016
Copies of the draft January 19, 2016 Minutes of Meeting were distributed and reviewed. There being no corrections to the Minutes, the January 19, 2016 Minutes were approved by unanimous consent.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the February 16, 2016 Agenda were distributed and reviewed. Chair Debbie Watkins noted that Dan Hayden will not be attending the meeting to give an Update on Belmont Park so that **Information Item** will be deleted from the Agenda. In addition, Chair Watkins apprised the Board that Mary Saska would like the Board to send a letter to the California Coastal Commission regarding DecoBike stations encroaching on the boardwalk, which she prepared as a draft for discussion as an **Action Item**.

Motion 1 was made by Peggy Bradshaw and seconded by Mike Meyer to ADD discussion and approval of sending a letter to the California Coastal Commission regarding DecoBikes encroaching on the boardwalk as an ACTION ITEM under BOARD COMMUNICATIONS.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

- **Chair's Report**
 1. **March Elections:** Nominations for eligible candidates to serve as Area representatives on the Board will take place tonight. Elections are held concurrent with but separate from the Board's March 15, 2016 Meeting for FY April 2016 – March 2017.
 2. **Mission Beach Residences Santa Barbara Place Residences Project Update:** The Board's Appeal of the Planning Commission's approval of the Santa Barbara Place Residences project and its environmental determination to CERTIFY the Master Environmental Impact Report (MEIR) as a separate vote was filed with the City Clerk. In addition, the Planning Commission RECOMMENDED approving the Mission Beach Residences Project and CERTIFYING the MEIR for this project as a separate vote. This project moves automatically to

City Council for approval/denial. The Board will file a report to the City Council regarding this project.

3. **Maintenance Assessment District Ad-hoc Subcommittee**: Chair Watkins will schedule the first meeting of this subcommittee within the next 2 weeks so a Chair can be selected and plan of action can be determined.

4. **Special Event Permit to allow the Margarita 5K/1-K Race** event use of City-owned beach property in Mission Beach on April 10, 2016, from Kennebeck Court to the jetty. Noise and set-up/dismantling will occur from 6 AM to 11 AM. There will be a stage with entertainment and sound amplification. Approx. 300 participants are anticipated during the course of the event. Chair pointed out the only notice the community received was a Notice of Right to Appeal Environmental Determination. Chair noted these types of events are occurring without seeking authorization from the Mission Beach Town Council or the MBPPB.

- **Secretary's Report**

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

- Richard Kunz introduced himself as a resident who lives on Portsmouth Court and expressed an interest in being a candidate as an Area Representative.

REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2**

Bruce Williams reported that the undergrounding of utilities project in South Mission Beach is being held up because of an easement issue with a property owner. He gave an update on the Jr. Lifeguard Foundation facility and reported that the City Council is reviewing the City Charter to determine whether the language allows the facility as an appropriate use for Park and Rec at the Belmont Park location.

OTHER

Possible Action Item: (Outstanding Issue from January 19, 2016 Meeting)

- **Mission Beach Residences – (Former Mission Beach Elementary School Property) Project No. 366139: (Process 5) Community Plan Amendment (CPA)**

Present: Dan Monroe, Senior Planner, City of San Diego Planning Department

Chair Watkins distributed the revisions to the CPA she prepared with Dennis Lynch for the Board to review. This CPA pertains to the Mission Beach Precise Plan dated 1974. The revised CPA keeps the wording of the history of the School as an historical narrative with clarifying language regarding the redevelopment of the site and notes that a neighborhood population-based park will be included in the redevelopment and that its exact size and location has yet to be determined. Chair pointed out this revised version of CPA will be sent to the City Council for final consideration along with the CPA prepared by the developer group. The California Coastal Commission is the final decision making body.

After further discussion, the following motion was duly made:

Motion 2 was made by Peggy Bradshaw and seconded by Carole Havlat to APPROVE the revisions to the Mission Beach Precise Plan (CPA) regarding the redevelopment of the former Mission Beach Elementary School site for consideration by the City Council and California Coastal Commission.

VOTE For: 10 Against: 0 Abstain: 0
Motion passed.

BUILDING PLAN REVIEW

Action Items:

- **Toulon Residence – Project No. 390422: Mission Beach Sustainable Expedite (Process 3) Coastal Development Permit to demolish an existing residence and garage and construct a 3-story 1,423 sq. ft. residence with an attached 370 sq. ft. garage on a 1,341.7 sq. ft. lot at 824 Toulon Court**

Present: Architect Scott Frontis of Frontis Studio represented the owner, Susan Jorgenson

Architect Scott Frontis presented building plans and gave a description of the project. He noted there will be a two-car garage along Bayside Lane.

Project Reviewers Mike Meyer and Dennis Lynch reviewed the plans for the Board. Project Reviewer Mike Meyer pointed out the plans conform to the PDO; however, he noted that the PDO requires the use of pre-existing grade and project plans are not clear on whether proposed or pre-existing grade is used. Mr. Meyer explained that if proposed grade is used, the building will be over 30 feet.

After further discussion, the following motion was duly made:

Motion 3 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE the CDP to demolish an existing residence and garage and construct a 3-story 1,423 sq. ft. residence with an attached 370 sq. foot garage at 824 Toulon Court, with the CONDITION that the City verify the grade.

VOTE For: 10 Against: 0 Abstain: 0
Motion passed.

- **Tangiers Court – Project No. 430486: Mission Beach Sustainable Expedite (Process 3) Coastal Development Permit to demolish an existing residence and construct a new 3-story 1,839 sq. ft. residence with attached garage and roof deck at 824 Tangiers Court**

Present: Architect Scott Frontis of Frontis Studio represented the owner, M. Schmitter

Architect Scott Frontis presented building plans and gave a description of the project. He noted there will be four bedrooms and two parking spaces, with the main living space on the third floor.

Project Reviewers Mike Meyer and Dennis Lynch reviewed the plans for the Board. Project Reviewer Mike Meyer pointed out the plans conform to the PDO and required setbacks are met. After further discussion, the following motion was duly made:

Motion 4 was made by Mike Meyer and seconded by Gernot Trolf to APPROVE the CDP to demolish an existing residence and construct a new 3-story 1,829 sq. ft. residence with attached garage and roof deck at 824 Tangiers Court.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

- **Mission Boulevard Mixed Use – Project No. 431473: Coastal Development Permit to construct a mixed use commercial/residential building with two dwelling units on a vacant lot totaling 4,758 sq. ft. of gross floor area on a 0.067-acre site located at 3965-3967 Mission Boulevard**

Present: Architect Scott Frontis of Frontis Studio represented the owner, Steve Cairncross

Architect Scott Frontis presented building plans and gave a description of the project. He noted that the first floor will retain commercial use with two dwelling units.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the plans for the Board. Project Reviewer Dennis Lynch brought up two issues – whether there was a parking requirement for a retail space, and the lot coverage requirement in the VC-N zone. After further discussion, Mr. Lynch asked that the project be continued to the March 15, 2016 Meeting so these two issues can be verified with City Staff. Architect Frontis agreed to return on March 15, 2016 for further discussion and vote on this project.

BOARD COMMUNICATIONS

Action Item:

- **Approve Letter to California Coastal Commission regarding DecoBike Stations on Ocean Front Walk Boardwalk**

Board Member Mary Saska discussed the ongoing concern with DecoBike stations encroaching on the boardwalk along Ocean Front Walk in Pacific Beach and the impending placement of DecoBike stations in Mission Beach. She noted that DecoBike plans to add large advertising media to its stations, and that these stations impede ADA wheelchair access along this view corridor. Ms. Saska distributed a proposed letter to the California Coastal Commission for review and discussion. Board Members and the public in attendance were given an opportunity to review the proposed letter and comment.

After further discussion, the following motion was duly made:

Motion 5 was made by Peggy Bradshaw and seconded by Will Schussel to APPROVE the proposed letter to the California Coastal Commission with changes as discussed.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Action Items:

- **Nominations for Area Representatives for March 15, 2016 Election**

Chair Watkins reported there are eight (8) vacancies. The open seats are as follows:

- **Two openings in Area 1** (between San Diego Place and south side of Capistrano Place): **3-year term** 2016 -2019; **1-year term** (2014-2017)
- **Two openings in Area 2** (between north side of Capistrano Place and south side of West Mission Bay Drive & Ventura Place): **3-year term** 2016-2019; **2-year term** 2015-2018;
- **One opening in Area 3** (between north side of West Mission Bay Drive and Ventura Place and south side of El Carmel Place): **3-year term** 2016-2019;
- **Two openings in Area 4** (between north side of El Carmel Place and south side of San Jose Place): **3-year term** 2016-2019; **2-year term** 2015-2018;
- **One opening in Area 5** (between north side of San Jose Place and south side of Pacific Beach Drive): **3-year term** 2016-2019

Accordingly, Chair Watkins announced the following five (5) eligible candidates for nominations as Area Representatives to be included on the March 2016 Election Ballot:

| | | |
|---------------|---|-----------------------|
| Area 1 | Dennis Lynch (Incumbent, Property Owner) | Term 2016-2019 |
| Area 2 | Brian McCarthy (Incumbent, Property Owner) | Term 2016-2019 |
| Area 3 | Carole Havlat (Incumbent, Property Owner) | Term 2016-2019 |
| Area 4 | Gernot Trolf (Incumbent, Property Owner) | Term 2016-2019 |
| Area 4 | Will Schussel (Incumbent, Resident) | Term 2015-2018 |

Chair noted there were no eligible candidates to fill remaining vacancies for Areas 1, 2 and 5.

After further discussion, the following motion was duly made:

Motion 6 was made by Peggy Bradshaw and seconded by Mike Meyer TO APPROVE the five (5) eligible candidates for nominations as Area Representatives on the March 2016 Election Ballot as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed. [G. Trolf absent for vote]

- **Approve March 2016 Ballot Design**

Chair Watkins distributed copies of the sample Election Ballot for review. After review and discussion, a motion was duly made as follows:

Motion 7 was made by Carole Havlat and seconded by Peggy Bradshaw TO APPROVE the Sample Election Ballot for use at the March 2016 Election of Area Representatives.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed. [G. Trolf absent for vote]

Action Item:

- **Appoint March 2016 Election Secretary**

Chair Watkins explained the duties of the Election Secretary. Jenine Whittecar volunteered. After discussion, Jenine Whittecar was appointed Election Secretary.

As a result, the Election Secretary will prepare the Election Ballot of Area representatives for the March 15, 2016 Election of Area Representatives, which is held concurrent with but separate from the regularly scheduled March meeting.

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, March 15, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in December.**

ADJOURNMENT

Motion 8 was made by Jenine Whittecar and seconded by Mike Meyer TO ADJOURN the meeting at 8:55 PM.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed. [G. Trolf absent for vote]

Submitted by: Debbie Watkins, Secretary