

MISSION BEACH PRECISE PLANNING BOARD
Tuesday, April 19, 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: None

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Debbie Watkins at 7:05 PM.

- **Approval of Minutes** for March 2016
Copies of the draft March 15, 2016 Minutes of Meeting were distributed and reviewed. There being no corrections to the Minutes, the March 15, 2016 Minutes were approved by unanimous consent.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the April 19, 2016 Agenda were distributed and reviewed. There were no additions or subtractions.

- **Acting Chair's Report**

Mission Beach Elementary School Development Projects Update: Acting Chair Debbie Watkins reported that both projects were heard by the City Council on April 11, 2016. She pointed out that the City Council denied the MBPPB's Appeal of the Santa Barbara Residences project, which was approved by the Planning Commission, at the direction of our Councilmember Lorie Zapf. Acting Chair reported that the City Council granted the Mission Beach Residences project in favor of the developer at the direction of our Councilmember Lorie Zapf.

She noted that the MBPPB will be appealing both projects to the California Coastal Commission. The City is required to file a Notice of Final Action for both projects with the Coastal Commission. When that Notice is received by Coastal, the 10-working day appeal period starts.

- **Acting Secretary's Report**

Acting Secretary Debbie Watkins noted that with the beginning of the new Fiscal Year, the slate is wiped clean of absences for Board Members.

PUBLIC COMMENT (limited to 3 minutes per speaker)

- Dawn Riley of *beautifulmb* gave an update and commented that artists are needed to paint utility boxes.

REPORTS FROM GOVERNMENT OFFICIALS

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

Bruce Williams gave brief updates on homeless issues in the beach community, the repair of the bulkhead, and the upcoming volunteer appreciation day.

BUILDING PLAN REVIEW

Action Item:

- **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 [Architect: Frontis Studio] – Continued from 2/16/16 and 3/15/16**

Architect Scott Frontis represented the property owner, Steve Cairncross, and gave a brief presentation.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the re-submitted building plans for the Board. Project Reviewer Dennis Lynch pointed out this project is located on the southeast corner of York Court and Mission Boulevard and is zoned VC-N. He noted that project plans show no setbacks at the rear eastern property lines, which abut up against the interior yard of the Catamaran Hotel. Project Reviewer Lynch noted that PDO §1513.0307(b) (2) (A) states, “A yard shall not be required for lots abutting Strandway and Bayside Lane and alleys.”

Accordingly, a yard is required at the rear of this property abutting another lot. Mr. Lynch commented that he believes a setback would also be required by California and San Diego Fire Codes.

Project Reviewer Lynch also pointed out that this project is a combination of two (2) standard 25-foot wide lots for a total width of 50 feet. He noted that PDO §1513.0307(b) (1) (B) (iii) states, “In the NC-N and VC-N Subdistricts, development of any lot or combination of lots 45 feet or greater in width shall have a minimum interior yard setback of 6 feet or 10 percent of the lot width, whichever is greater.” Project Reviewer Lynch concluded that a 6-foot deep setback is required from the lot line abutting the Catamaran property.

After further discussion, the following motion was duly made to DENY the project:

Motion 1 was made by Dennis Lynch and seconded by Peggy Bradshaw to DENY the Coastal Development Permit to construct a mixed use commercial/residential building with two dwelling units located at 3965-3967 Mission Boulevard as presented.

VOTE

For: 9

Against: 1

Abstain: 0

Motion passed.

BOARD COMMUNICATIONS

Action Items:

- **2016 Board Election of Officers**

Chair and Secretary: Debbie Watkins was nominated. No other nominees.

Motion 2 was made by Peggy Bradshaw and seconded by Mike Meyer to RE-ELECT DEBBIE WATKINS as Chair and Secretary for FY April 2016 – March 2017.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes. Debbie Watkins re-elected Chair and Secretary.

Vice Chair: Gernot Trolf was nominated. No other nominees.

Motion 3 was made by Will Schussel and seconded by Peggy Bradshaw to RE-ELECT GERNOT TROLF as Vice Chair for FY April 2016 – March 2017.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes. Gernot Trolf re-elected Vice Chair.

Action Item:

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

There were no eligible nominees present so no vote was taken.

There being no further business, Acting 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, May 17, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in December.**

ADJOURNMENT

Motion 4 was made by Mike Meyer and seconded by Brian McCarthy TO ADJOURN the meeting at 7:55 PM.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Acting Secretary