

**Mission Beach Precise Planning Board  
Tuesday, March 15, 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 Chair Debbie Watkins at 7:20 PM.

Chair announced that Elections for Area Representatives are held each year current with but separate from the regularly scheduled March meeting, and when polls close at 8 PM, the Election Secretary will tally the votes and report the results.

- **Approval of Minutes** for February 2016  
Copies of the draft February 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 March 15, 2016 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
  1. **Letter to California Coastal Commission Re: DecoBikes** : Letter dated March 14, 2016 was sent concerning DecoBike station installations on Ocean Front Walk.
  2. **Mission Beach Residences Santa Barbara Place Residences Project Update:** Both projects are scheduled to go before the City Council on Monday, April 11, 2016.
  3. **Area 5 Vacancy:** Area 5 Representative Bob Craig was notified that he has four (4) absences and that his seat in Area 5 is now vacant.
- **Secretary's Report**  
None.

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

- Torrey Merriel commented he is concerned about parking with the development of the former Mission Beach Elementary School property.

## REPORTS FROM GOVERNMENT OFFICIALS

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

Bruce Williams distributed the March 2016 District 2 newsletter and gave a brief update.

## 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**

Architect Scott Frontis did not attend the meeting so this Action Item was continued to the Board's April 19, 2016 Meeting.

## BOARD COMMUNICATIONS

### Action Item:

- **Approve Revisions to Mission Beach Precise Planning Board Bylaws – These changes are consistent with the recently updated City Council Policy 600-24**

Chair Watkins distributed the proposed changes. After discussion, the following motion was duly made:

**Motion 1 was made by Peggy Bradshaw and seconded by Gernot Trolf to APPROVE the Mission Beach Precise Planning Board's Bylaws as submitted.**

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

**Motion passed.**

### Information Items:

- **Update - Mission Boulevard Maintenance Assessment District ("MAD") Ad-hoc Subcommittee**  
The next meeting is scheduled for Wednesday, March 23, 2016 at 3 PM in the Bay View Room at the Santa Clara Rec Center.
- **Results of March 2016 Election for Area Representatives and Chair's Certification**

Election Secretary Jenine Whittecar reported the results of the 2016 Election of Area Representatives as follows:

#### **Area I (between San Diego Place & south side of Capistrano Place)**

- Dennis Lynch (Incumbent, Property Owner) 3-year term: April 2016 - March 2019

#### **Area II (between north side of Capistrano Place & south side of W. Mission Bay Drive & Ventura Place)**

- Brian McCarthy (Incumbent, Property Owner) 3-year term: April 2016 – March 2019

**Area III (between north side of W. Mission Bay Drive & Ventura Place & south side of El Carmel Place)**

- Carole Havlat (Incumbent, Property Owner) 3-year term: April 2016 – March 2019

**Area IV (between north side of El Carmel Place & south side of San Jose Place)**

- Gernot Trolf (Incumbent, Property Owner) 3-year term: April 2016 – March 2019
- Will Schussel (Incumbent, Resident) remaining 2-year term: April 2016 – March 2018

Chair Watkins **certified** the results of the March 15, 2016 Election of Area Representatives.

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, April 19, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in December.**

**ADJOURNMENT**

**Motion 2 was made by Peggy Bradshaw and seconded by Gernot Trolf TO ADJOURN the meeting at 8:10 PM.**

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

**Motion passed.**

Submitted by: Debbie Watkins, Secretary