

MISSION BEACH PRECISE PLANNING BOARD
Tuesday, July 19, 2016 @ 7 PM
Belmont Park Coaster Terrace – Community Room

Minutes of Meeting

Board Members Present:

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

Absent: Peggy Bradshaw; John Ready

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:03 PM.

- **Approval of Minutes** for June 2016
Copies of the draft June 21, 2016 Minutes of Meeting were distributed and reviewed. There being no changes, the Minutes were approved by unanimous consent.

Revisions to Agenda

Copies of the July 19, 2016 Agenda were distributed and reviewed. There were no additions or subtractions.

- **Chair's Report**

1. **Mission Beach Elementary School – Coastal Commission Appeals Update** – The developer group met with the San Diego Coastal Commission Staff to go over concerns expressed in its July letter to the City/developer group. The developer group was directed to supply more detail on the bulk and scale of residential structures within Mission Beach between West Mission Bay Drive and El Carmel Place especially the location and number of triplexes and quadplexes. With regard to a summer traffic study, the developer group told Coastal Commission Staff it will not conduct a summer traffic study and will submit other information to support its position.

Concerns about bulk and scale, private street development, and/or summer traffic and the lack of a traffic study can be addressed to the Coastal Commission Staff from individual community members. If you are interested, call or email Chair Watkins and she will give you the contact information at Coastal to send in your comments. At this point in time, the Coastal Development Permit and Local Program Amendments for this project and the MBPPB's Appeals will not be heard by the Coastal Commission at the earliest until February 2017.

2. **Decobike Update** – There is a concerted effort by the Pacific Beach and Mission Beach communities to halt installation of Decobike kiosks along the Boardwalk and remove the one in Pacific Beach. Fred Day, President of the Town Council, Matt Gardner, a small business owner of bike rental shops in Mission Beach, and Mary Saska, who represented the MBPPB, spoke at the City Council meeting during the *Public Comment* section along with community leaders

from Pacific Beach to express their concern about the recent Grand Jury Recommendations that excluded communities impacted by Decobikes and the installation of kiosks along the boardwalk. Mary Saska gave a brief update about what transpired at the City Council meeting.

Secretary's Report

None.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda)

- Property Owner/Resident Cherise Brantz commented she wants the public works procedures to address issues in the community.
- Dawn Riley of *beautifulmb* gave an update and commented that artists are needed to paint utility boxes.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Item:

- **Airport Noise Mitigation Presentation - Sjohnna Knack, Program Manager, Airport Noise Mitigation**

Sjohnna Knack informed the group that the Airport Noise Advisory Committee (“ANAC”) meets bimonthly and the next public meeting will take place at 4 PM on August 17, 2016 at the former Commuter Terminal. She explained the role of the ANAC and its relationship with the FAA. Ms. Knack reported that an ANAC Subcommittee has been formed to address early turns, which is an important issue for Mission Beach. Ms. Knack gave an update on the switch from ground based navigation to satellite navigation that will make the flight paths more precise for pilots that will occur, hopefully, in November 2016. She addressed monetary penalties that are assessed against airlines that violated the curfew. She talked about the use of the WebTracker as a useful tool to follow the flight paths of planes that can be found on the san.org website. Ms. Knack commented that there are three ways one can register a noise complaint: 1. Call the 24-hour noise complaint hotline at 619-400-2799; 2. Email complaints to airnoise@san.org; or 3. Use the web-based flight tracking system. Questions and comments from the Board and public were addressed.

Information Item:

- **Mission Beach Undergrounding Update** – James Nabong, P.E., Utility Undergrounding Program Manager, City of San Diego Transportation & Storm Water Department; Debora Ritch, Sempra Utilities Sr. Governmental Liaison Planner, Project Management

Mr. Nabong distributed a *Fact Sheet* and *Map* depicting the Vicinity Maps of the Block 2S1 and 2S2 undergrounding projects. He pointed out the Block 2S1 project is the area south of Belmont Park to the end of Mission Boulevard covering all of the streets and alleys from the beach to the

bay. He noted this project will be split into two jobs – Job 1 and Job 2 – with Capistrano Court as the north/south dividing line. Project Block 2S2 is the area from Ventura Place at the north end to El Carmel Place on the south, covering all of the streets and alleys from the beach to the bay.

Mr. Nabong reported that the 2S1 project in South Mission Beach will start after Labor Day. SDG&E will start digging streets from Labor Day to Memorial Day. He noted they are starting on the design for the 2S2 Project and no schedule has been set but the earliest construction for this project will start would be September 2017.

Questions and comments from the Board and public were addressed. Chair Watkins asked about the size of the pads for the boxes. Debora Rich commented that the pads being used are standard 4x4 pads.

Building Plan Reviews

Action Item:

- **Lefton Residence CDP (2750 Bayside Walk), Project No. 491207, Process 3: Coastal Development Permit for the remodel of an existing two-story single family dwelling unit and the proposed addition of a 989 sq. ft. third story with new second story decks on a 4,373 sq. ft. lot (Golba Architecture, Inc.)**

Architect Timothy Golba represented the property owner, presented proposed building plans and gave a description of the project. He noted there will be a garage off Bayside Lane. Architect Golba noted he corrected the dormers on the north side of the building to be no closer than 5 feet from the property line.

Project Reviewers Mike Meyer and Dennis Lynch reviewed the initial proposed project plans for the Board. Project Reviewer Mike Meyer pointed out the proposed plans they reviewed indicated the problem with the dormer still existed. Architect Golba commented he submitted a revised set of project plans dated July 19, 2016 to the City that were not received by the Board for review prior to this meeting. Plan Reviewers Meyer and Lynch checked these revised plans submitted at the July 19th Board Meeting for conformance with the PDO. Plan Reviewer Meyer noted the revised plans – Revision 1 dated July 19, 2016 – conform to the PDO.

After further discussion, the following motion was duly made:

Motion 1 was made by Mike Meyer and seconded by Carole Havlat to APPROVE the Lefton Residence CDP (Revision 1 dated July 19, 2016) for the remodel of an existing two-story single family dwelling unit and the proposed addition of a 989 sq. ft. third story with new second story decks at 2750 Bayside Walk.

VOTE

For: 8

Against: 0

Abstain: 0

Motion passed.

BOARD COMMUNICATION

None.

There being no further business, Chair 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, September 20, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in August and December.**

ADJOURNMENT

Motion 2 was duly made and seconded TO ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary