

**MISSION BEACH PRECISE PLANNING BOARD**  
**Tuesday, September 20, 2016 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**  
**Minutes of Meeting**

**Board Members Present:**

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

**Absent:** Peggy Bradshaw; Carole Havlat

**OPENING FUNCTIONS**

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

- **Approval of Minutes** for July, 2016  
Copies of the draft July 19, 2016 Minutes of Meeting were distributed and reviewed. There being no changes, the Minutes were approved by unanimous consent. The Board was dark in August, 2016.

**Revisions to Agenda**

Copies of the September 20, 2016 Agenda were distributed and reviewed. There were no additions or subtractions.

- **Chair's Report**
  1. **Mission Beach Elementary School – Coastal Commission Appeals Update** – No new update.
  2. **Decobike Update** – No update on our Response from “Affected Coastal Communities” regarding the Grand Jury Recommendations
  3. **ANAC Update** – Chair Watkins pointed out that for the past 6+ years she has served as the representative for Mission Beach on the Airport Noise Advisory Committee, Mission Beach’s status was as an “ex-officio” non-voting member. As of last month, Mission Beach gained voting status. In addition, Chair Watkins reported that she was voted by ANAC to Chair a new ANAC Subcommittee, advisory in nature, made up of community residents surrounding the airport and industry stakeholders that will afford the opportunity to have an open dialogue on noise concerns from commercial airplanes flying out of Lindberg International Airport. Chair noted that Gernot Trolf, the Board’s Vice Chair, is a member of the new ANAC Subcommittee. The first meeting of the new subcommittee will be held on Wednesday, September 28<sup>th</sup> at 4 PM at the Commuter Terminal.

**Secretary's Report**

None.

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

- Alex Welling of Southwest Strategies commented that Dan Hayden would like to invite the Board and public to the groundbreaking ceremony at the Plunge on Wednesday, October 12, 2016, from 10 AM – 12 PM and distributed a flyer to those in attendance.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Bruce Williams, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts)**

Bruce Williams gave updates on the second trash pick-up that will end on October 1<sup>st</sup>, STVR's and a new proposed MAD/CBD run by beautifulMB wherein property owners in North Mission Beach would be assessed for services in the community and South Mission Beach property owners would receive some of the services although they will not be assessed.

**BUILDING PLAN REVIEWS**

**Action Item:**

- **826 Pismo Court CDP, Project No. 489689 (Process 3): Coastal Development Permit for the remodel and two-story addition to an existing single-family residence dwelling unit totaling 1,375 sq. ft. The 0.03-acre site is located within 300 feet of the mean high tide, the Coastal Overlay Zone (Appealable); Architect/Applicant: David Lombardi**

Architect David Lombardi represented the property owner, presented proposed building plans and gave a description of the project. He noted that 90% of the building was being retained.

Project Reviewers Mike Meyer and Dennis Lynch reviewed the proposed project plans for the Board. Project Reviewer Mike Meyer pointed out three (3) problems with the proposed project. First, he noted that the proposed plans erroneously indicate the alley as 18 feet, and pointed out the alley is 16 feet, which would affect the turning radius. He noted that most structures have to indent two (2) feet on the first floor from the alley for the turning radius. Second, he commented that the existing structure is within the 10-foot front yard setback, which affects lot coverage. Third, Mr. Meyer pointed out the elevation displays a railing for a deck that extends out from the current roof line, which is a violation of the view corridor by building into the front yard with new construction above the existing structure. He noted that the railing must be removed.

After further discussion, the following motion was duly made:

**Motion 1 was made by Mike Meyer and seconded by Dennis Lynch to DENY the proposed project plans for 826 Pismo Court CDP, Project No. 489689, for the remodel and two-story addition to an existing single-family residence dwelling unit totaling 1,375 sq. ft. for the reasons discussed above.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**  
**Motion passed.**

**BULDING PLAN REVIEWS: (Cont'd)**

**Action Item:**

- **Rand Residence CDP, 740 Jersey Court, Project No. 484296 (Process 3): Coastal Development Permit to demolish an existing single-family dwelling unit and construct two dwelling units totaling 3,915 sq. ft. The 0.07-acre site is located within the Coastal Overlay Zone (Appealable); Architect: Todd Brazzon, Brazzon Danek Architecture**

Property Owners were present. Architect Chuck Danek was present. A sound video was presented wherein the proposed project plans were discussed by Architect Todd Brazzon.

The video described the Rand Residence in detail, which will exhibit a Moroccan theme. Three terraces will overlook Mission Boulevard. The residence will be ADA accessible. Landscaping will include a water fountain to muffle the sounds along Mission Boulevard.

Project Reviewers Mike Meyer and Dennis Lynch reviewed the proposed project plans for the Board. Project Dennis Lynch pointed out the plans meet the PDO requirements, with the exception regarding landscaping. He noted that the trees must be planted 4 feet to 5 feet from the building pursuant to the Mission Beach Planned District Ordinance.

After further discussion, the following motion was duly made:

**Motion 2 was made by Dennis Lynch and seconded by Mike Meyer to APPROVE the proposed project plans for the Rand Residence CDP, 740 Jersey Court, Project No. 484296, to demolish an existing single-family dwelling unit and construct two dwelling units totaling 3,915 sq. ft., with the condition that trees must be planted 4 feet to 5 feet from the building.**

**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, October 18, 2016 at 7 PM in the Belmont Park Community Room. The Board is dark in August and December.**

**ADJOURNMENT**

**Motion 3 was made by Gernot Trolf and seconded by Will Schussel TO ADJOURN the meeting.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**  
**Motion passed.**

Submitted by: Debbie Watkins, Secretary