

MISSION BEACH PRECISE PLANNING BOARD
Tuesday, January 17, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

Carole Havlat	Dennis Lynch	Brian McCarthy	John Ready
Mary Saska	Will Schussel	Gernot Trolf	Debbie Watkins

Jenine Whittecar

Absent: Mike Meyer

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:05 PM. Chair noted that the Board was dark in December 2016.

- **Approval of Minutes** for November, 2016
Copies of the draft November 15, 2016 Minutes of Meeting were distributed and reviewed. There being no corrections or modifications, the November 15, 2016 Minutes of Meeting were approved by unanimous consent.
- **Revisions to Agenda**
Copies of the January 17, 2017 Agenda were distributed and reviewed. There were no changes.
- **Chair's Report**
Chair Watkins gave the following updates:

1. **Reminder:** The next **FAA SoCal Metroplex** community meeting for airports in San Diego County will be held on February 2, 2017 from 5-8 PM at the Solana Vista Elementary School in Solana Beach. Chair Watkins explained that the Federal Aviation Administration (FAA) is replacing dozens of existing conventional air traffic control procedures with new satellite-based procedures. The project is designed to improve airspace safety and efficiency by allowing for more optimized and efficient routing of aircraft into and out of Southern California and encompasses most of Southern California and includes six major airports and 15 satellite airports. It is being implemented in phases between November 2016 and April 2017. Chair commented that as a member of the Airport Noise Advisory Committee ("ANAC") for Mission Beach and the Chair of the ANAC Subcommittee, she encourages residents to attend the February 2nd meeting to learn what changes are being proposed. Chair pointed out she has continuously expressed concerns at ANAC meetings about noise abatement, early turns and curfew violations from airplanes impacting Mission Beach and that the changes being proposed will hopefully help curtail these types of concerns.

2. Bike Share Community Meeting – Highlighting The Problem With DecoBikes -

Chair Watkins invited all community residents to attend a meeting regarding DecoBike expansion in the coastal communities of Mission Beach, La Jolla and Pacific Beach on Monday, January 30, 2017 from 6-8 PM at the La Jolla Community Room located at 6811 La Jolla Blvd.

being organized by the Chairs of the Mission Beach Precise Planning Board and the La Jolla Planning Group. Some of the areas to be covered --

- How does the current bike share system affect the community and small businesses?
- Why are some communities begging for bike share stations and others who have them don't want them?
- Does DecoBike truly support the Climate Action Plan?
- What can you do to help make a positive difference?

3. Reminder: Nominations for Area Representatives will take place at the Board's February 21, 2017 meeting. Chair Watkins provided the names of Board Members who are up for re-election, and a list of Open Seats for eligible candidates as follows:

Board Members Up For Re-Election:

- Mike Meyer: Area 2 – 3-year term;
- Jenine Whittecar: Area 3 – 3-year term;
- Mary Saska: Area 4 – 3-year term

Open Seats

Area 1 (between San Diego Pl & South side of Capistrano Pl): **3-year term**

Area 2 (between North side of Capistrano Pl & South side of W. Mission Bay Dr & Ventura Pl):
1-year term

Area 5 (between North side of San Jose Pl & South side of Pacific Beach Dr): **2-year term;**
3-year term

Chair commented that if anyone is interested in filling open seats to contact her via email to discuss eligibility and attendance requirements.

Secretary's Report

None.

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

- Dawn Riley commented that the recent beach clean-up yielded 100 lbs of trash and 33 people volunteered. Check beautifulmb website for future clean-up dates.

REPORTS FROM GOVERNMENT OFFICIALS

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

Bruce Williams reported Councilmember Zapf is assigned to different subcommittees – Chair, Economic Development & Government Relations, and member of the Public Safety Committee, which deals with homeless issues and human (juvenile) trafficking. Mr. Williams commented that the beautifulMB proposed new MAD has been shelved and he is looking into other alternatives.

- **Adriana Martinez, Field Representative, Assemblymember Todd Gloria**

Adriana Martinez introduced herself. She announced that Assemblymember Todd Gloria has been appointed Assistant Minority Whip. He will be holding a community meeting on Saturday, February 4th from 9:30 – 11 AM at the Pacific Beach Library. Ms. Martinez announced that she can be contacted if there are any state related issues that Assemblymember Gloria’s Office can assist with.

OTHER

Information Item:

- **Belmont Park Update** – Dan Hayden, Director of Engineering, Pacifica Real Estate Services, Inc.

Dariel Walker gave the update on behalf of Dan Hayden who was not present. Ms. Walker reported that they received final approval for reconstruction of the Plunge building from the Coastal Commission. She pointed out that Belmont Park will mitigate the loss of parking spaces during construction by offering a free shuttle service when the parking lot is at 90% capacity. She noted the north parking lot will be open during the summer months. Groundbreaking will take place on January 30th at 10 AM with a reception at Cannonball.

BUILDING PLAN REVIEWS

Action Item:

- **Hilton Residence – Project No. 468568:** Process 3 Coastal Development Permit for the remodel and addition of two (2) detached residences to create one (1) two-story, 2,132 sq. ft. residence on a 0.073 acre site at **3740 Bayside Walk and 846 Pismo Court** in the R-N zone of the Mission Beach Planned District, Coastal (Appealable) overlay zone within the Mission Beach Community Plan Area. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption; Applicant: Scot Frontis, Architect, FRONTIS Architecture

Architect Scot Frontis represented the property owners who were not present.

Architect Scot Frontis presented the proposed building plans.

Project Reviewer Dennis Lynch reviewed the proposed building plans for the Board and noted that the project meets the Planned District Ordinance requirements. After further discussion, the following motion was duly made:

Motion 1 was made by Dennis Lynch and seconded by John Ready to APPROVE proposed building plans as presented for the remodel and addition of two (2) detached residences to create one (1) two-story, 2,132 sq. ft. residence on a 0.073 acre site at 3740 Bayside Walk and 846 Pismo Court (Hilton Residence – Project No: 468568).

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

BOARD COMMUNICATIONS

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, February 21, 2017 at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 2 was made by Gernot Trolf and seconded by Will Schussel TO ADJOURN the meeting at 8:10 PM.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary