

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, March 21, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting**

Board Members Present:

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 7:10 PM.

- **Approval of Minutes** for February, 2017
Copies of the draft February 21, 2017 Minutes of Meeting were distributed and reviewed. Board Member Dennis Lynch pointed out a typographical error on Page 1 under *Chair’s Report – Mission Beach Elementary School Development Project Update* that needed to be corrected as follows: Change the word “zoning” to “use.”

Motion 1 was made by Dennis Lynch and seconded by Will Schussel to APPROVE the February 21, 2017 Minutes of Meeting with the typographical correction discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

- **Revisions to Agenda**
Copies of the March 21, 2017 Agenda were distributed and reviewed. Chair Watkins asked the Board to approve adding an **Action Item** to the Agenda as follows: *Approve Mission Bay Navigational Safety Dredging Project presented in detail as an Information Item at the February 21, 2017 MBPPB Meeting.*

Motion 2 was made by Debbie Watkins and seconded by Mike Meyer to ADD as an ACTION ITEM: Approve Mission Bay Navigational Safety Dredging Project presented in detail as an Information Item at the February 21, 2017 MBPPB Meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

- **Chair’s Report**
 1. Mission Beach Elementary School Development Project Update: The Land Use Plan (“LUP”) Amendment for the Mission Beach Residences project, which changes the use of the land from “School” to “Residential,” will be heard by the Coastal Commission at its May 10-12, 2017 meeting in San Diego at the San Diego Board of Supervisor Chambers, 1600 Pacific Highway, San Diego, CA 92101. Chair noted that she and Project Reviewer Dennis Lynch will prepare a

Response document on behalf of the MBPPB to submit to the Coastal Commission for this hearing. Depending on the outcome of the May hearing, the *Coastal Development Permit* hearings for the two proposed building projects will be scheduled for Coastal Commission hearings in August (in LA/Orange County) or October (in San Diego). Any questions, please contact Debbie Watkins, Chair.

2. A Follow-up Bike Share Community Meeting Re DecoBikes sponsored by the MBPPB, La Jolla Planning Group and PB Planning Group was held at the Pacific Beach Library on March 14th as a CALL TO ACTION meeting. Chair noted community Planning Group Chairs are concerned that with the summer moratorium from Memorial Day to Labor Day, DecoBike stations may be added without their planning groups' knowledge or consent. Also, community members asked for a Petition to gather signatures. Copies of a list of names of individuals to contact and the Petition were distributed to volunteers to obtain signatures. Chair noted that the Petitions need to be returned by May 15th to the address on the bottom of the Petition.

3. Short Term Vacation Rentals ("STVR's") Proposed Ordinances – The Smart Growth and Land Use ("SG&LU") Committee of the City Council will hold a special committee meeting on Friday, March 24th at 10 am to discuss and take action on the *Report from Planning Department Requesting Amendments to the Land Development Code and Local Coastal Program Related to Home Sharing and Whole Home Accommodations* that will be sent to City Council for approval. Chair informed the Board that she emailed a copy of the Proposed Draft wording for STVR's approved unanimously at the October 20, 2015 MBPPB's Public Meeting to Councilmember Scott Sherman, the new Chair of the SG&LU Committee, for his use.

Secretary's Report

None.

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

- Gernot Trolf commented that he is pleased the road along the north side of Mission Boulevard from El Carmel to Santa Clara Place has been repaved after the recent water and sewer construction project.
- Mike Meyer commented that the undergrounding of utilities project along the Bayside alleys in South Mission Beach seems to be progressing smoothly.

REPORTS FROM GOVERNMENT OFFICIALS

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

Bruce Williams distributed the *District 2 Update* dated March 2017. Mr. Williams reported the Appellate Court heard arguments on March 17th regarding the lawsuit filed concerning the new South Mission Beach lifeguard station, and that the City Attorney believes the decision can be reversed. Mr. Williams noted that CM Zapf included a second summer trash pick-up as a budget item for approval. He announced that clean-up of large and small unwanted items will take place in Mission Beach on Saturday, June 10, 2017. He reminded everyone that CM Zapf's Volunteer Appreciation and Recognition Breakfast will take place on April 22, 2017.

OTHER

Action Item:

- **Mission Bay Navigational Safety Dredging Project – Approve Mission Bay Navigational Safety Dredging Project presented in detail as an Information Item at the February 21, 2017 MBPPB Meeting**

Present: Tamara Miller, Associate Engineer, City of San Diego, Public Works –Engineering;
George Freiha, City of San Diego Senior Project Manager

Mr. George Freiha and Ms. Tamara Miller gave a brief overview of the project as presented at the MBPPB’s February 21, 2017 meeting. Ms. Miller solicited questions and asked the MBPPB for its approval of this project. After a short discussion, the following motion was duly made:

Motion 3 was made by Will Schussel and seconded by Carole Havlat to APPROVE the Mission Bay Navigational Safety Dredging Project as presented in detail as an Information Item at the February 21, 2017 MBPPB Meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Action Item:

- **Approve Placement of Tsunami Inundation Area/Rip Current Information Signs Near the Restroom Located at the South Parking Lot of Belmont Park – Lieutenant John Sandmeyer, City of San Diego Lifeguard Services**

Chair noted that Lieutenant John Sandmeyer presented an overview of the Tsunami Evacuation Plan at the MBPPB’s February 21, 2017 Meeting as an Information Item and asked that this matter be placed on the MBPPB’s March 21, 2017 Agenda as an Action Item for approval.

Lieutenant Sandmeyer distributed a pamphlet from on *How to Prepare for and Survive a Tsunami* prepared by the San Diego Lifeguard Services and Fire Department. He talked about installing tsunami and rip current information signs at various locations in the coastal communities, and noted a “beam of sound” will be used to warn residents up to three hours to evacuate to higher ground. He noted the signs are 7-feet and framed. After taking questions from MBPPB members and public in attendance, Lieutenant Sandmeyer asked the MBPPB to approve placement of Tsunami Inundation Area/Rip Current Information Sign near the restroom located at the south parking lot of Belmont Park.

After further discussion, the following motion was duly made:

Motion 4 was made by Dennis Lynch and seconded by Will Schussel to APPROVE the placement of Tsunami Inundation Area/Rip Current Information Signs near the restroom located at the south parking lot of Belmont Park.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Information Items:

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

Dan Hayden reported the Plunge Building demolition has been completed and the new foundation and steel work has begun. He commented that limited work can take place during the summer and he may seek permission from the Coastal Commission to allow work to proceed. Mr. Hayden apprised the Board that they will be reconfiguring the WaveHouse next year and will present the plans to the MBPPB. Mr. Hayden noted that Pacifica is seeking to renew the accessory use permit to allow beach concession, beverage, and rentals on the beach contained in the Lease.

- **Proposed STVR “Features” for Mission Beach** – Presenter: Gary Wonacott, President, Mission Beach Town Council

Present: Gary Wonacott, President Mission Beach Town Council; Bob Semonsen, MBTC Member

Gary Wonacott and Bob Semonsen presented a proposed outline of STVR “Features” for Mission Beach Vacation Rentals put together and approved by the MBTC Executive Board. They asked the MBPPB to critique the proposed “Features.” Mr. Wonacott noted that he would like to present these proposed “Features” to the MBTC Members and the other community planning groups in Ocean Beach, Pacific Beach and La Jolla.

MBPPB members pointed out that the MBPPB has taken a position on this issue after holding a joint meeting with the MBTC and its members in September 2015, and a MBPPB Public Community Meeting on October 20, 2015. Many of the proposed “features” presented coincide with recommendations included in the MBPPB proposal i.e., ministerial permit system (not Conditional Use Permits) for accountability; procedures for fines and punishment; % of TOT money to go to the Mission Beach community for services like second summer trash pick-up. There were a number of differences pointed out including the short term [vacation] rental of a whole dwelling unit for a minimum of 7 consecutive calendar days (MBPPB proposal) and on-site parking requirements (PDO allows 2 spaces per unit).

BUILDING PLAN REVIEWS

None

BOARD COMMUNICATIONS

Information Item:

- **Results of March 2017 Election for Area Representatives and Chair’s Certification**

Election Secretary Jenine Whitticar reported the results of the 2017 Election of Area Representatives as follows:

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

- **Mike Meyer** (Incumbent, Property Owner) 3-year term: April 2017 – March 2020

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

- **Jenine Whittecar** (Incumbent, Property Owner) 3-year term: April 2017 – March 2020

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

- **Mary Saska** (Incumbent, Resident) 3-year term: April 2017 – March 2020

Chair Watkins CERTIFIED the results of the March 21, 2017 Election of Area Representatives.

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, April 18, 2017 at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 5 was made and seconded TO ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary