

**MISSION BEACH PRECISE PLANNING BOARD**  
**Tuesday, June 20, 2017 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**  
**Minutes of Meeting**

**Board Members Present:**

Bonnie Gabriel	Carole Havlat	Mike Meyer	Mary Saska
Will Schussel	Gernot Trolf	Jenine Whittecar	Debbie Watkins

**Absent:** Dennis Lynch; Brian McCarthy; John Ready

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:20 PM.

- **Approval of Minutes** for May, 2017  
Copies of the draft May 16, 2017 Minutes of Meeting were distributed and reviewed. There being no corrections, the Minutes were approved by unanimous consent.

After approval of the Minutes, the Board welcomed its new Area 5 Representative, Bonnie Gabriel, to her first meeting as a Mission Beach Precise Planning Board Member.

- **Revisions to Agenda**  
Copies of the June 20, 2017 Agenda were distributed and reviewed. There were no additions or changes to the Agenda.
- **Chair's Report**  
Chair Debbie Watkins gave the following update:

1. **Mary Saska Resignation** – Mary Saska informed the Board that this will be the last meeting she will be attending as a Board Member as she has made a familial commitment to relocate to Indiana. Mary thanked the Board Members for their time and efforts to make Mission Beach a thriving community for businesses and residents.

Chair commented that as a result of Ms. Saska's resignation, the Area 4 Representative seat is declared vacant.

2. **Elementary School Development Project Update:** The Land Use Plan Amendment & Local Coastal Program Amendment for the Mission Beach Residence Project changing the use of the land from School to Residential was heard by the California Coastal Commission at its May 11<sup>th</sup> meeting in San Diego for conditional certification. The three issues were (1) park location and size; (2) privatization of alleys and courts; and (3) land use change from School to Residential on the north side of Santa Barbara Place. The MBPPB was successful in getting a .32-acre rectangular neighborhood park and keeping the alleys and courts as a public-right-of-way like the existing courts and alleys in Mission Beach. The matter now goes to the City Council on Monday June 26<sup>th</sup> at 2PM for certification. The Coastal Development Permit

Hearing for the two building projects will move forward to a Coastal Commission Hearing either in September in Malibu or October in San Diego.

3. **Capital Improvement Projects** – Chair commented that at the Board’s May meeting, she discussed the **The City of San Diego’s FY 2019 Capital Improvements Program Survey** to obtain input from the City’s community planning groups for proposed capital improvement projects that may be included in the Fiscal Year 2019 Capital Improvement Program. Project types include:

- **Drainage/Storm Water** (pipes, channels)
- **Mobility** (bicycle facilities, traffic signals/calming, pedestrian crossings, street lighting, medians/streetscape, ADA/Accessibility for mobility (sidewalks, curb ramps – Within Public Right-of-Way)
- **Public Safety** (police station, lifeguard station)
- **Community Facilities** (libraries, community support facilities and structures)

Chair noted proposed projects will be submitted to the different City asset management departments for review to determine if the projects are feasible and can be included in the City’s CIP’s. Chair distributed the Survey to interested community members to participate. She pointed out completed surveys need to be submitted to the Chair before the July 18<sup>th</sup> MBPPB Meeting for consideration and vote. Please include your name and contact information on the Survey.

4. **The Airport Noise Advisory Committee** (ANAC) meeting takes place tomorrow at 4 PM at Portuguese Hall in Point Loma.

5. **STVR Update.** Chair Watkins communicated that the Coastal Planning Group Chairs met with Councilmember (CM) Bry and CM Zapf’s staff together on June 8<sup>th</sup> for guidance on how to proceed in crafting a STVR ordinance for the coastal communities of Mission Beach, Ocean Beach, Pacific Beach, Point Loma and La Jolla. Chair reported they discussed proposed solutions and the need for enforcement of regulations. The importance of a permit system was discussed wherein a percentage of the permit cost could be applied to hiring Code Compliance Officers and a percentage could go back to the community for a needed service to mitigate the influx of STVR’s – for example, in Mission Beach a percentage could be used for a second trash pickup. CM Zapf’s staff will be looking into how this can be accomplished. CM Bry and CM Zapf’s staff commented that they are comfortable taking the initial step in addressing STVR’s in the coastal communities first with the City Council. The Coastal Commission in San Diego was contacted and the Coastal Planning Group Chairs will be meeting with the local staff.

- **Secretary’s Report**  
None.

**PUBLIC COMMENT (Time allotted to each speaker is determined by the Chair, and in general, is limited to 3 minutes per speaker for Mission Beach matters NOT listed on the Agenda)**

- Dawn Riley of beautiful.mb announced the next beach cleanup will take place on June 25<sup>th</sup> at Ventura Place. Belmont Park donated a golf cart that will be raffled off to raise money.

- Michelle Baron asked questions rather than comments and was directed to address her questions to CM Zapf's Community Representative Bruce Williams during his presentation.

## REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative, District 2/Councilmember Zapf**

Bruce Williams distributed *District 2 Update for June 2017*. He reported the summer second trash pick-up was approved for Mission Beach in the budget and the final decision rests with Mayor Faulconer. Bruce noted the South Mission Beach Lifeguard Station lawsuit was appealed to the State Supreme Court by Plaintiffs. Bruce reported that concrete crews from the Storm Water Department will be out to fix the damaged seawall at various locations in Mission Beach. He distributed the City's guidelines to reduce fly infestation, which will be distributed throughout the Mission Beach community.

## BUILDING PLAN REVIEWS

### Action Items:

- **Jamaica Court Duplex (833-835 Jamaica Court) Project No. 531778 (Process 3):** Coastal Development Permit and **Tentative Map Waiver No. 1869678** to create new condominium units (currently under construction) located on a 0.055-acre site within the Coastal Overlay Zone (Appealable); Applicant: Alex Bateman, San Diego Land Surveying & Engineering, Inc. (Development Plans Version 6, dated 4/24/17)

Robert Bateman, San Diego Land Surveying & Engineering, Inc., represented the property owner.

Robert Bateman distributed copies of the Tentative Map Waiver. Chair Watkins asked if Mr. Bateman was ready to discuss the *Findings for a Tentative Map* Sections 125.0440 and 124.0444. He informed the Board that he presented the *Findings for a Tentative Map* to the Project Manager in writing and that he would email a copy to the Chair.

Project Reviewer Mike Meyer reviewed the site plans for the Board. He commented there were no Planned District Ordinance (PDO) issues and proceeded to make a motion to approve.

After further discussion, the following motion was duly made:

**Motion 1 was made by Mike Meyer and seconded by Carole Havlat TO APPROVE the Coastal Development Permit and Tentative Map Waiver No. 1869678 to create new condominium units (currently under construction) located at 833-835 Jamaica Court known as Jamaica Court Duplex, Project No. 531778 as presented.**

**VOTE**

**For: 7**

**Against: 0**

**Abstain: 0**

**Motion passed.**

**Action Item:**

- **831 Salem Court; Project No. 541602 (Process 3);** Coastal Development Permit to demolish an existing single family residence and construct a new three-story single family residence with a two car garage attached and roof deck located on a 0.36-acre site within the Coastal Overlay Zone (Appealable); Applicant: Architect Tim Golba, Golba Architecture (Development Plans Version 3, dated 5/31/17)

Architect Tim Golba represented the property owner, Redline Custom Contracting, Inc.

Architect Golba presented a PowerPoint presentation of the project plans. He noted that there will be a two-car garage plus a surplus, which can be used for a golf cart-type vehicle.

Project Reviewer Mike Meyer reviewed the plans for the Board. He noted Architect Golba followed the PDO and there were no issues. Board Member Will Schussel questioned whether the view corridor was affected.

After further discussion, the following motion was duly made:

**Motion 2 was made by Mike Meyer and seconded by Carole Havlat TO APPROVE the Coastal Development Permit to demolish an existing single family residence and construct a new three-story single family residence with a two car garage attached and roof deck located at 831 Salem Court, Project No. 541602, as presented.**

**VOTE                      For: 7                      Against: 0                      Abstain: 1**

**Motion passed.** [Abstain: Will Schussel]

**BOARD COMMUNICATIONS**

None.

There being no further business, Chair Watkins noted proposed Agenda Items must be submitted to the Chair for approval in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, July 18, 2017 at 7 PM in the Belmont Park Community Room.**

**ADJOURNMENT**

**Motion 3 was made by Gernot Trolf and seconded by Bonnie Gabriel TO ADJOURN the meeting.**

**VOTE                      For: 7                      Against: 0                      Abstain: 0**

**Motion passed.**

Submitted by: Debbie Watkins, Secretary