

MISSION BEACH PRECISE PLANNING BOARD (MBPPB)
Tuesday, July 18, 2017 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

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

Absent: John Ready

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:15 PM.

- **Approval of Minutes** for June, 2017
Copies of the draft June 20, 2017 Minutes of Meeting were distributed and reviewed. There being no corrections, the Minutes were approved by unanimous consent.
- **Revisions to Agenda**
Copies of the July 18, 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. The City Council proclaimed July 18, 2017 "Mary Saska Day" – Mary received a framed proclamation for her volunteer service to the community. Chair Watkins and Dennis Lynch attended for the MBPPB. Mary served as a volunteer planner on the MBPPB for 12 years. She brought a business prospective and keen vision for progressive and responsible community development to the planning board.
 2. Mission Beach Elementary School Development Project Update – Chair Watkins announced the California Coastal Commission Hearings for the two building projects known as "Mission Beach Residences" and "Santa Barbara Place Residences" will take place in October in San Diego. The Hearing dates are October 11, 12, 13; however, the exact date of these hearing has not been announced.
 3. STVR Update - Coastal Planning Group Chairs met with local Coastal Commission Staff for guidance on how to proceed in drafting a STVR ordinance for the coastal communities of Mission Beach, Pacific Beach, Point Loma, and La Jolla. Coastal staff's main concern is ensuring access to the coast with lower cost affordability accommodations.
- **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 August 5th at the Ventura Place Lifeguard Station. Belmont Park donated a golf cart that will be raffled off to raise money.

REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative, District 2/Councilmember Zapf**
Bruce Williams distributed *District 2 Update for July 2017*. He reported the summer second trash pick-up for Mission Beach will take place for 13 weeks, and placards will be distributed regarding how to eliminate flies. Bruce gave an update on the status of the South Mission Beach Lifeguard Station

BUILDING PLAN REVIEW

Action Item:

- **Toulon Residences (816 Toulon Court) Project No. 511360 (Process 3):** Coastal Development Permit to demolish an existing residence structure and construct a 1,377 square foot three-story dwelling unit. Principal Architect Sean Canning, 1070 Architecture (Development Plans Version 4, dated 5/01/17)

Architect Sean Canning represented property owners Karen and Scott Murphy.

Architect Sean Canning presented the proposed building plans.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project site plans for the Board. Mr. Lynch commented there were seven (7) issues that needed to be corrected as follows:

- (1) Remove front yard entryway overhang encroachment;
- (2) Remove tree in front yard;
- (3) It is unclear from plans on Sheet A 1.9 if any portion of the chimney on the West elevation encroaches into the required 45 degree sloping setback. Make clear on plans;
- (4) Dormers located within the 45 degree sloping setback are specifically limited to a total 10-foot width and 5-foot setback from the adjacent property line. These measurements can NOT be extended by eaves;
- (5) Project must contain a minimum of 50% softscape in front yard and at a height not to exceed 3 feet;
- (6) The use of a previously conforming portion of an existing structure in a new development requires a *Neighborhood Development Permit* pursuant to Section 127.0106(b) of the San Diego Municipal Code; and
- (7) The City notes the Historical Review procedure requires information back to 1933 when there is evidence of a water/sewer connection. The Architect has provided information back to 1950. More research is warranted.

Project Reviewer Lynch recommended that Architect Canning make the above-referenced corrections and present revised project plans to the MBPPB at another meeting.

After further discussion, the following motion was duly made:

Motion 1 was made by Dennis Lynch and seconded by Will Schussel TO DENY the proposed building plans to demolish an existing residence structure and construct a 1,377 square foot three-story dwelling unit at 816 Toulon Court as presented for the seven (7) reasons discussed above.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

OTHER

Action Item:

- **The City of San Diego’s FY 2019 Capital Improvement Projects** – Review Capital Improvement Project Surveys submitted by the community for consideration; Vote on Surveys to be submitted to the City; 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 Watkins presented nine (9) Capital Improvement Projects submitted by community and MBPPB members for consideration. The community and Board Members discussed each proposed project.

MBPPB members voted unanimously **TO APPROVE** each project as follows:

- (1) Replace asphalt median in South Mission Beach from Belmont Park to the Jetty;
- (2) Zebra or continental crosswalk at San Gabriel Place and Mission Boulevard;
- (3) Better street lamps and sidewalk lighting for Mission Beach;
- (4) Repair brick median along Mission Boulevard from Santa Clara Place to San Rafael Place;
- (5) Ventura Place (North side) Trash and Recycling – Refurbish existing retaining wall behind trash and recycling bins with a new decorative/artistic use; replace trash/recycling receptacles with anti-scavenger bins;
- (6) Replace City trash receptacles in public spaces with anti-scavenger bins and add recycling bins;
- (7) Security Gate Upgrade for Mission Beach Jetty Parking Lot at N. Jetty Road;
- (8) Security Cameras in all City/Public parking lots in Mission Beach; and
- (9) South Mission Beach Flood Water Drainage – Balboa Court/Bayside Walk

BOARD COMMUNICATIONS

Action Item:

- **Fill Area 4 Representative Vacancy on Board with Eligible Nominee**

Chair Watkins announced that Mission Beach residence Brandon Soule has expressed an interest in filling the vacancy as Area 4 Representative, which covers between the North side of El Camel Place and the South side of San Jose Place, for a one-year term that ends March 2018, at which time Brandon would be eligible to run in the March 2018 election for the balance of the three-year term which runs from 2017-2020 as an Incumbent. Brandon resides on Island Court. Chair pointed out that Brandon has attended several MBPPB meetings, has a working knowledge of our PDO, and meets the requirements as an eligible candidate. Brandon expressed a special interest in following former Area 4 Representative Mary Saska’s footsteps to bring the business perspective from the businesses located in Area 4 as well as businesses along Ventura Place to the Planning Board.

Chair noted that although Brandon lives in Area 3, the Board is asked to waive the area requirement to allow Brandon to serve as Area 4 Representative by a show of hands. The Board Members were unanimous in waiving this requirement.

Chair asked if there was a motion to nominate and elect Brandon Soule to fill the Area 4 Representative vacancy.

After further discussion, the following motion was duly made:

Motion 2 was made by Gernot Trolf and seconded by Bonnie Gabriel TO NOMINATE AND ELECT BRANDON SOULE as the Area 4 Representative for a one-year term ending March 2018, at which time BRANDON SOULE would be eligible to run in the March 2018 Election for a three-year term as an Incumbent.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

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, September 19, 2017 at 7 PM in the Belmont Park Community Room. Chair noted that the Board is dark in August.**

ADJOURNMENT

Motion 3 was duly made and seconded TO ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary