

MISSION BEACH PRECISE PLANNING BOARD (MBPPB)
Tuesday, October 17, 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	John Ready	Will Schussel	Brandon Soule
Gernot Trolf	Jenine Whittecar	Debbie Watkins	

Absent: None

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:10 PM.

- **Approval of Minutes** for September, 2017
Copies of the draft September 19, 2017 Minutes of Meeting were distributed and reviewed. There being no changes, the September 19, 2017 Minutes were approved by unanimous consent.
- **Revisions to Agenda**
Copies of the October 17, 2017 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Chair's Report**
Chair Debbie Watkins gave the following updates:
 1. **Former Mission Beach Elementary School Development Project Update:** The MBPPB's Appeals of the two projects at the former Mission Beach Elementary School site were heard as one project at the Coastal Commission Hearing on October 12, 2017. Overall, the MBPPB was victorious in getting a .32-acre usable open space rectangular community park despite the lack of support from the City who gave the community a small landscape buffer along Mission Boulevard. Chair pointed out that while the location of the park on the north side of Santa Barbara Place in the middle of the largest development project in Mission Beach is not the community's first choice, the community will receive its first open space usable community park that will be maintained by the developer's HOA into perpetuity thanks to the Coastal Commission. The Coastal Commission indicated in its ruling that no fence will be around the park and a sign will be posted that the park is open to the public. Chair noted that community residents will be able to work with the City and developer to determine what accoutrements are desirable to them in the park, and Chair will let the community know when this park meeting is scheduled to take place.

Chair reported the MBPPB was not successful against the City who supported the developer regardless of what was in the best interest of the community, our community plan and PDO. She commented that the PDO was turned on its head to allow this developer to use the alleys to build larger structures on these 30' x 80' lots. However, the Coastal Commission made it clear that: "Once the project is approved, future redevelopment of any lot in the project will be evaluated based on the lot area, excluding the public right-of-ways on that particular lot." Chair noted the developer of this project is the beneficiary of this generous give-a-way. No one else is allowed or will be allowed to use the alleys to build larger structures in Mission Beach except these developers.

2. Airport Noise Advisory Committee (ANAC) Update: Chair announced that the next ANAC Meeting takes place tomorrow (October 18th) 4 pm at Portuguese Hall, 2818 Avenida de Portugal, in Pt Loma. Recommendations from the ANAC Subcommittee will be discussed as well as the La Jolla Noise Monitoring Study. The list of recommendations can be found on the ANAC website under Agenda Items.

3. Short Term Vacation Rental (STVR) Update. Chair noted the STVR issue will be addressed by the City Council on Monday, October 23rd at 1 PM in Golden Hall for a Special Meeting to discuss and take action on “An amendment to the City’s Municipal Code and Local Coastal Program to include regulations for home share and short term residential occupancy.” Chair encouraged everyone to attend the City Council meeting and let their voices be heard. Hopefully, the City Council members will realize they need to go back to the drawing board to work with community planning groups, people who need homes, and people who want to vacation to craft a compromise communities and residents can agree upon.

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 commented that November 3rd is “Maruta Gardner Day” and a gathering to celebrate is planned; artists are needed to paint utility boxes; the raffle for the golf cart donated by Belmont Park will take place on November 18th.
- Gary Wonacott commented that the ANAC meeting takes places tomorrow to discuss recommendations of the ANAC Subcommittee.
- Carol Bently Ellis commented about the increase in planes flying over South Mission Beach.
- Tom Verburgt commented about the increase in planes flying over his Ocean Front Walk residence in South Mission Beach.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Item:

- **City of San Diego Update on the West Mission Bay Drive Bridge Project – Heidi Leon, Assistant Engineer – Civil, Public Works Department**

Dan Nutter, City Engineer gave a PowerPoint presentation. Mr. Nutter informed the group that this project is located on West Mission Bay Drive between Interstate 8 and Sea World Drive. The West Mission Bay Drive Bridge was constructed in the 1950s with four travel lanes, five-foot-wide sidewalks, concrete pier walls on timber piles and a concrete median barrier. He reported the existing bridge will be replaced with two (2) three-lane parallel structures for both northbound and southbound traffic. This project is federally funded through the Federal Highway Administration

(FHWA) Highway Bridge Program (HBP). The project will replace the existing four-lane bridge with two separate three-lane structures. The new bridge will start out three lanes heading South and later expand to four lanes at the end of the bridge/intersection. Improvements include:

- Two new parallel bridge structures with three travel lanes in each direction
- A class 1 bike path on both bridges
- Roadway widening and improvements along Sports Arena Boulevard, West Mission Bay Drive and the westbound I-8 off-ramp
- A dedicated lane for exclusive use onto I-8

The height will be the same as the current bridge. Re-enforced concrete will be used vs. the existing steel girder bridge. The part of the existing bridge will be maintained and remain open during construction then demolished.

Work will begin in early 2018; work will end in 2021. Estimated total project cost is \$133M – local funds: \$20M; Federal funds: \$113M.

Website: <https://www.sandiego.gov/bridge-replacement>

OTHER

Action Item:

- **Belmont Park Presentation to Add Two New Rides and Reconfigure the East Parking Lot and Request for Letter Of Support – Dan Hayden, P.E., Director of Engineering, Pacifica Real Estate Services, Inc.**

Dan Hayden gave a PowerPoint presentation. He informed the Board that Belmont Park would like to add two (2) new ride attractions to the East side of the park. One is a 30-ft. tower ride with a donut to take people up and down. The second is a swing-type ride just under 30-ft. off Mission Boulevard. In addition, he noted the East parking lot would be reconfigured to get in and out with no changes in parking spaces to improve the layout of the existing rides with the newly proposed rides. A 17 ft. sidewalk and driveway will be added going south.

Dan asked the Board to approve the details of the conceptual plans to add two (2) rides to the East side of the park, reconfigure the East parking lot, and send a letter of support.

After further discussion, questions and concerns from the public and Board members, the following motion was duly made:

Motion 1 was made by Will Schussel and seconded by Gernot Trolf TO APPROVE the conceptual plans to add two (2) rides to the East side of Belmont Park, reconfigure the East parking lot, AND SEND A LETTER OF SUPPORT as discussed above.

VOTE For: 5 Against: 0 Abstain: 5

Motion DOES NOT PASS. [Abstain: J. Whittecar; J. Ready; D. Lynch; B. McCarthy; C. Havlat]

BUILDING PLAN REVIEWS

Action Item:

- **Jamaica Court Residences (837- 843 Jamaica Court) – Coastal Development Permit and Tentative Map to create new condominium units on a 0.055-acre site – Robert J. Bateman, San Diego Land Surveying & Engineering, Inc.**

Property Owner: 837 Jamaica Ct. LLC, 3351 India Street, Timothy Barzel, Manager, was not present. Robert Batemen represented the property owners.

Chair Watkins noted that the Board reviewed this project at its January 20, 2015 Meeting and a motion to approve the project passed 9-0-0.

Robert Bateman presented the proposed project plans to create four (4) condominium units located within three (3) buildings. Findings for a Tentative Map §§125.0440 and 124.0444 prepared by Mr. Bateman were distributed to Board Members for their review.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans dated 8/29/17 for the Board. Project Reviewer Lynch pointed out the Tentative Map was necessary to be filed to consolidate two (2) individual contiguous lots needed to create four (4) condominiums on the property.

After further discussion, the following motion was duly made:

Motion 2 was made by Dennis Lynch and seconded by John Ready TO APPROVE the Tentative Map to create four (4) new condominium units located at 837- 843 Jamaica Court as presented.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Action Item:

- **Ormond Court Duplex (805 Ormond Court) – Coastal Development Permit and Tentative Map to demolish an existing residence for the creation of a residential three-story condominium totaling 3,483 square feet on a 0.06-acre site – Architect Tim Golba, Golba Architecture, Inc.**

Property Owner: SDDP 2017 LTD, 1106 Second Avenue., Suite 256, Encinitas, CA was not present. Architect Tim Golba represented the property owners.

Architect Tim Golba gave a PowerPoint presentation of the proposed project plans to construct a 3-story residential condominium at this location.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans dated 9/26/17 for the Board. Project Reviewer Lynch pointed out a problem with the 21-foot alley-to-garage vehicular turning radius discussed at §1513.0403(a) (1) of the PDO. To resolve the problem, Project Reviewer Lynch recommended installing nine foot doors on the two side-by-side garages.

After discussion, Architect Golba agreed to resolve the issue as recommended by Project Reviewer Lynch.

After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Will Schussel TO APPROVE the proposed project to demolish an existing residence for the creation of a 3-story residential condominium WITH THE CONDITION to install nine foot doors on the two side-by-side garages located at 805 Ormond Court as presented.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Findings for a Tentative Map §§125.0440 and 124.0444 prepared by Architect Golba were distributed to Board Members for their review. After further discussion, the following motion was duly made:

Motion 4 was made by Mike Meyer and seconded by Brandon Soule TO APPROVE the Tentative Map to create two (2) residential condominium units located at 805 Ormond Court as presented.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Action Item:

- **Mission Boulevard Duplex (2695 Mission Boulevard) – Coastal Development Permit and Tentative Map Waiver to demolish two existing dwelling units and construct two condominium units totaling 5,258 square feet. Also, request a waiver to undergrounding utilities at 2695 Mission Boulevard. The 0.09-acre site is located within the R-S zone and located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area – Architect Tim Golba, Golba Architecture, Inc.**

Property Owner: SDDP 2017 LTD, 1106 Second Avenue., Suite 256, Encinitas, CA was not present. Architect Tim Golba represented the property owners.

Findings for a Tentative Map §§125.0440 and 124.0444 prepared by Architect Golba were distributed to Board Members for their review. Architect Tim Golba gave a PowerPoint presentation of the proposed project plans. He noted the proposed project received “Historic” clearance from the City. Architect Golba commented the project will consist of three (3) living levels and no roof deck. A two-car garage is proposed off the alley, and parking along the yard abutting San Luis Rey Place. Architect Golba pointed out that since the property was developed prior to February 27, 1964, and the yard abutting San Luis Rey Place is currently used for parking, the Applicant is able to continue using the yard along San Luis Rey for parking per PDO §1513.0403(b)(3)(B).

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans dated 9/15/17 for the Board. Project Reviewer Meyer commented that the Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure. He noted the PDO clarifies that

“Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with according to PDO §1513.0403(b)(3). Project Reviewer Meyer pointed out this project is **new construction** and PDO §1513.0403(b)(3)(B) applies to buildings built before February 27, 1964.

Project Reviewer Meyer pointed out that not only is parking access off San Luis Rey Place not allowed under the PDO, the project proposes turning a single car garage into a double. Thus, the driveway is being expanded next to the current driveway. Therefore, the second parking space would not be covered under the Applicant’s proposal.

Project Reviewer Lynch informed the group that parking access off a Place was last allowed at 804 San Luis Obispo Place in 2004, and this exemption was allowed because the rear portion of the property butted up against the rear property on Lido Court and there was not alley. The owners agreed to not park illegally in the driveway but park there on a regular basis.

Project Reviewer Meyer provided Architect Golba other options for moving the parking to the rear of the structure off the alley.

1. There could be an open tandem along the east property line of 9 feet wide off the alley. This would allow an enclosed garage that would be 16 feet wide and the required 3-foot Mission Boulevard required setback.
2. You could have the rear garage not have a wall separating each garage unit. Thus, there would be 2 tandem parking spaces without a wall. There is a triplex at 2691 Ocean Front Walk that has one-foot by one-foot columns that support all of the garage area for 6 parking spaces without any interior wall.
3. You could move the garage door farther north into the structure for easier access from the alley. Then you could expand the walls of the garage a few feet for easier access in and out of the car. This would allow separate garages while still providing the Mission Boulevard required 3-foot setback.
4. There is a triplex building across the street that has the same problem. This building is on a lot very similar in dimension to the subject property and was built about 15 years ago. They have 27 feet access along the alley. They have the same 3-foot setback along Mission Boulevard. They created 6 parking spaces. The address of the building is 2696 Mission Boulevard, 740 Asbury Court and 741 Asbury Court. They did an open tandem; there is an access lane that 2 units use. It appears that there are 2 single garages with an open parking space in front of each garage.

Chair Watkins noted that the property is located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area, which requires new residential units above the 60 db CNEL to provide noise attenuation to ensure an interior noise level of 45 db CNEL. Architect Golba commented that extra insulation and windows will be installed to meet this goal.

Chair pointed out that according to the proposed plans, two (2) Street Trees located at Tree Wells Nos. 96 and 97 will be removed. She informed Architect Golba that replacement Street Trees for

these locations can be Golden Medallions or New Zealand Christmas Trees pursuant to the Mission Boulevard Maintenance Assessment District (MAD).

After further discussion, the following motion was duly made:

Motion 5 was made by Mike Meyer and seconded by Carole Havlat TO DENY the proposed Mission Boulevard Duplex project and Tentative Map at 2695 Mission Boulevard for the following reasons: (1) Palm trees along San Luis Rey Place must be moved four to five feet from the primary structure; and (2) This is new construction. Driveways and parking are not allowed within required yards for Courts, Places or Walks unless exempted in accordance with PDO §1513.0403(b) (3). Also see: PDO §1513.0403(b)(7).

VOTE For: 7 Against: 0 Abstain: 1

Motion passed. [Abstain: B. Soule] [Absent for Vote: W. Schussel; B. Gabriel]

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, November 21, 2017 at 7 PM in the Belmont Park Community Room. Chair noted that the Board is dark in December.**

ADJOURNMENT

Motion 6 was made by Gernot Trolf and seconded by Brian McCarthy TO ADJOURN the meeting at 9:20 p.m.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed. [Absent for vote: W. Schussel; B. Gabriel]

Submitted by: Debbie Watkins, Secretary