

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

Board Members Present:

| | | | |
|------------------|----------------|---------------|--------------|
| Bonnie Gabriel | Carole Havlat | Dennis Lynch | Mike Meyer |
| John Ready | Will Schussel | Brandon Soule | Gernot Trolf |
| Jenine Whittecar | Debbie Watkins | | |

Absent: Brian McCarthy

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:04 PM.

- **Approval of Minutes** for October, 2017
Copies of the draft October 17, 2017 Minutes of Meeting were distributed and reviewed. There were two changes to the Minutes regarding the West Mission Bay Bridge Project: (1) Add the wording “New bridge will start out three lanes heading South and later expand to four lanes at the end of the bridge/intersection.” (2) Typo - Federal funds \$103M change to \$113M.

Motion 1 was made by Carol Havlat and seconded by Gernot Trolf TO APPROVE the *Draft* October 17, 2017 Minutes of Meeting with changes as discussed above.

VOTE For: 8 Against: 0 Abstain: 1

Motion passed.

- **Revisions to Agenda**
Copies of the November 21, 2017 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Chair’s Report**
Chair Debbie Watkins gave the following updates:

1. Notice of Right to Appeal Environmental Determination – Project Name: Mobilite Master Use and Occupancy Permit (MUOP) for Installation of a Small Cell Network – November 2017. This project allows for the installation of a Small Cell Network to be located at various locations throughout the City of San Diego, which would consist of 150 small cell sites relying upon a microwave backhaul system. The sites will be installed on City of San Diego owned street lights, and would be built within the public right of way. Each of the small cell sites would consist of a vault, located on the sidewalk, next to the existing street light, single UE Rely (microwave backhaul), and an antenna with associated radio and equipment with a cabinet that would be placed on the existing streetlight at each site. The two locations in Mission Beach are: 3001 1/3 Mission Boulevard; and 3757 1/3 Mission Boulevard. Applications to Appeal the CEQA Determination are due by December 6, 2017. Contact Chair Watkins for more information.

2. MBPPB – Chair explained the role of the MBPPB as the City’s only recognized community planning group of citizens for Mission Beach as a self-governing body that makes recommendations to decision makers on a number of land use and policy issues, among others. She noted town councils and other such organizations do not have that same designation. They are independent entities and are free to hold meetings of community members to introduce their proposals and take them forward without the support of the MBPPB. It is not the purview or responsibility of the MBPPB to take action on their issues. The Board’s annual year is from April to March. The annual election for Area Representatives is held in March concurrent with the March Board Meeting where community residents vote for an Area Representative running in their area on the ballot. In April, Board Members nominate and vote on Chair, Vice Chair and Secretary. Community residents do not vote on these positions. The duties of the Chair were explained including the Chair’s role on numerous Committees on behalf of the MBPPB.

3. Short Term Vacation Rental (STVR) Update. Chair noted the OB Rag and Save San Diego Neighborhoods will be holding a STVR protest rally in Ocean Beach on Saturday, November 25th at Noon at the corner of Voltaire and Abbott Street. Chair noted the City Council is scheduled to take up the STVR issue on December 12, 2017.

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)

- Gary Wonacott commented about the Airport Noise Advisory Committee.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Item:

- **Belmont Park Presentation of Concepts for the WaveHouse Renovation** – Dan Hayden, P.E., Director of Engineering, Pacifica Real Estate Services, Inc.

Dan Hayden gave a PowerPoint presentation of the new “Beach House” concept with a paseo off the Boardwalk. He explained the concept will include converting the roof to a multi-purpose deck with shade that will lead to the Plunge Building. An enclosed dining room and bar is planned and a new double wave flow rider. Dan pointed out the current footprint will not change and the parking demand will not increase. When the conceptual plans have been drawn up, Dan will present to the Board for further action.

Action Item:

- **Mission Boulevard Maintenance Assessment District – Discuss and approve proposed Budget for FY 2019 (July 1, 2018 – June 30, 2019)** - Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space – MAD’s

Mr. Carlos Cordova distributed the DRAFT Mission Boulevard Maintenance Assessment District Summary of Fiscal Year 2019 (07-01-18 to 06-30-19) Budget for review and approval. Carlos pointed out the annual cost for “Landscaping Services” are estimated to be lower. As a result, the annual assessment rate per EBU will be reduced from \$19.44 to \$11.50 for property owners. Questions and concerns were addressed. After further discussion, the following motion was duly made:

Motion 2 was made by Gernot Trolf and seconded by Jenine Whittecar to APPROVE the DRAFT Mission Boulevard Maintenance Assessment District Budget for Fiscal Year 2019 (07-01-18 to 06-30-19) as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

BUILDING PLAN REVIEW

Action Item:

- **Toulon Residences (816 Toulon Court) Project No. 511360 (Process 3) SECOND REVIEW:** Coastal Development Permit to demolish an existing residential structure and construct a 1,377 square foot three-story dwelling unit (Development Plans Version 8, dated 9/21/17). Principal Architect Sean Canning, 1070 Architecture

Principal Architect Sean Canning represented the property owners who were not present.

The Board reviewed this project at its September 19, 2017 Meeting. No action was taken at that time; however, Architect Canning was given the opportunity to correct seven (7) issues listed below and return to the Board for a second review cycle.

- (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.

Architect Canning presented a Powerpoint presentation covering each of the seven outstanding issues.

Project Reviewer Dennis Lynch reviewed the proposed project plans for the Board. Mr. Lynch noted that all required changes were made by the Architect and made a motion to approve the project. After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Will Schussel TO APPROVE the Coastal Development Permit to demolish an existing residential structure and construct a 1,377 square foot three-story dwelling unit located at 816 Toulon Court as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

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, January 16, 2018 at 7 PM in the Belmont Park Community Room. Chair noted that the Board is dark in December.**

ADJOURNMENT

Motion 4 was made by Gernot Trolf and seconded by Bonnie Gabriel TO ADJOURN the meeting at 8:20 p.m.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary