

**MISSION BEACH PRECISE PLANNING BOARD (MBPPB)**  
**Tuesday, January 16, 2018 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**  
**Minutes of Meeting**

**Board Members Present:**

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

**Absent:** Brian McCarthy; Bonnie Gabriel

**OPENING FUNCTIONS**

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

- **Approval of Minutes** for November 2017  
Copies of the draft November 21, 2017 Minutes of Meeting were distributed and reviewed. Chair asked whether there were any changes to the Minutes.

Board Member Will Schussel commented he wanted to add a statement by Chair Watkins during her discussion under *Chair's Report* about of the role of MBPPB. Other Board Members attempted to point out to Schussel that Chair Watkins had not made such a statement and Schussel became aggressive and started yelling. Chair commented that the approval of the Minutes would be taken up at the end of the meeting in an attempt to calm down the discussion. Schussel stood up and demanded to talk about it. He was called out of order by the Chair but he proceeded to hand out a document to Board Members. He was asked to sit down again by another Board Member who told him it was inappropriate for him to be handing out the document. Schussel ignored the Board Member and continued to distribute the document. At one point, he stood behind the Chair and another Board Member and continued to yell and disrupt the meeting. Chair and the Board Member commented they felt physically threatened by his behavior and asked that he return to his seat, which he did not do. Schussel then proceed to ask the public if they thought his behavior was physically threatening as he continued to stand behind the Chair and the other Board Member. One woman in the audience responded to him and was called out of order as well. Then, Schussel sat down when a vote on the approval of the minutes was taken.

**Motion 1 was made by Carol Havlat and seconded by Gernot Trolf TO APPROVE the Draft November 21, 2017 Minutes of Meeting as written.**

**VOTE                      For: 6                      Against: 2                      Abstain: 0**

**Motion passed.**

- **Revisions to Agenda**  
Copies of the January 16, 2018 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Chair's Report**  
Chair Debbie Watkins gave the following updates:

1. **Mission Boulevard Maintenance Assessment District (“MAD”)** – Chair noted there is a line item in the MAD Budget to beautify tree wells and street trees along Mission Boulevard and add solar lighting to the street trees. Chair reported that a community member has come forward to help with the beautifying project. Green Astro turf was placed in a few tree wells near Verona Court to sample. Chair said she will be meeting with the community member before the next meeting and asked Board Members and public to look at the tree wells for further input.
2. **Airport Authority Part 150 Study** – Chair reported the Airport Authority (“AA”) will be forming a new “Citizen Advisory Committee” (“CAC”) to assist the AA in an expedited Part 150 Study conducted by the AA and the Federal Aviation Administration (“FAA”), which will include flight procedure changes recommended by the Airport Noise Advisory Committee (“ANAC”). Chair explained the Part 150 process entails a noise compatibility planning process. The CAC will include representation from communities that have been submitting noise complaints. The Application to sit on the CAC will be posted on the AA’s website on February 1, 2018.
3. **FY 2018 Mission Beach Impact Fee Study (aka “DIF” or Developer Impact Fee)** – Chair reported the City’s Project Manager from the Facilities Financing Program of the Planning Department is working on an *Impact Fee Study* for the Mission Beach community and will be presenting as an **Information Item** at the Board’s February 20, 2018 meeting to get input. Chair explained impact fees are paid by developers when they build in the community. She noted the Study will be presented again as an **Action Item** for vote at the Board’s **March 20, 2018** Public Meeting.
4. **March 20, 2017 Election of Area Representative to Fill Open Seats**– Chair reported that several Board Members’ terms end in March 2018, so their seats are open for nominations. They are: John Ready, 3-year term as Area 1 Representative; Debbie Watkins, 3-year term as Area 3 Representative; Will Schussel, 3-year term as Area 4 Representative; Brandon Soule, 1-year term as Area 4 Representative (required to run for the balance of the 3-year term vacated by Mary Saska); and Bonnie Gabriel, 1-year term of a 3-year term ending in 2018 as Area 5 Representative.

Chair asked Board Members whether they are planning to run again. John Ready commented he was not sure; Will Schussel commented he moved from Area 4 to Area 3 and is interested in running for the open seat in Area 3; Brandon Soule commented he is interested in running. Chair Watkins acknowledged she has served on the Board for nine (9) years and that according to the Bylaws, under certain conditions, the planning group may retain some members who have already served for nine consecutive years to continue on the planning group without a break in service. Chair pointed out that process has been followed in the past.

Chair noted that the appointment of eligible nominees to be placed on the March ballot to fill open seats in Areas 1 through 5 takes place at the Board’s February 20, 2018 meeting, and the Election is held concurrent with but separate from the Board’s March 20, 2018 Meeting from 7 – 8 PM where residents of the community vote for an Area Representative running in the area where they reside.

Chair reported that community member Dave Kvederis who resides in Area 4 has expressed an interest in running for the open seat in Area 4. She noted that Dave is present at this meeting to satisfy the one-meeting requirement before the nomination process at the February 20<sup>th</sup> Board Meeting. Chair welcome Dave Kvederis and he gave a short introduction to the Board.

**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) - None**

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Bruce Williams, Community Representative, District 2/Councilmember (“CM”) Zapf** Bruce Williams gave an update on the status of the light poles. He informed the Board that CM Zapf was appointed to sit on the Audit Committee as Chair, and she will hold a community volunteer appreciation day on January 25, 2018 at the Mission Beach High School.

**OTHER**

**Proposed Action Item:**

- **Discuss Mission Beach Planned District Ordinance (“PDO”) Clean-up and Clarifications for 12<sup>th</sup> Update to the Land Development Code**

Project Reviewers Dennis Lynch and Mike Meyer distributed suggested clean-up and clarification items for discussion. This list consisted of 12 items. The Board only discussed Items 1-5, voted on Items 1-3, and determined the balance will be discussed at a later date after further analysis.

**Item 1.** Eaves in Front Yard. PDO Section 1513.0304 Table 1513-03B *Allowable Encroachments*. Concern: People are constructing eaves in front yard setback then putting decks on top of the eave. Suggested Recommendation: Add wording that “Eaves are not allowed in the front yard setback on the first, second and third floors. Eaves are allowed on the top of the roof of the structure in the front yard.”

After a lengthy discussion, the following motion was duly made:

**Motion 2 was made by Gernot Trolf and seconded by Mike Meyer TO RECOMMEND the PDO be updated in the 12 Update to the Land Development Code to clarify that eaves are not allowed in the front yard setback on the first, second and third floors; and that Eaves are allowed on the top of the roof of the structure in the front yard.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passed.**

**Item 2.** Eaves on Dormers. PDO Section 1513.0307 (c) (2) (C). Concern: Before the 2012 PDO Update, 8-foot dormers were allowed. The 2012 PDO Update expanded the size of the dormer to 10 feet; however, this limits the dormer to 10 feet including eaves. Suggested Recommendation: Add the wording “including eaves” to the sentence.

PDO Section 1513.0307 (c) (2) (D). Suggested Recommendation: Add the wording “each dormer cannot exceed 10 feet including the eaves.”

PDO Section 1513.0307 (c) (2) (B) (i). Suggested Recommendation: Add the wording “eaves may not exceed six (6) inches.”

After a lengthy discussion, the following motion was duly made:

**Motion 3 was made by Gernot Trolf and seconded by Mike Meyer TO RECOMMEND the PDO be updated in the 12 Update to the Land Development Code to clarify encroachments of dormers to include eaves as discussed above.**

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

**Motion passed.**

**Item 3.** Parking for Retail Establishments. PDO Section 1513.0403 (c) *Commercial Subdistricts*. Concern: For retail establishments, employee and owner need one place to park. Suggested Recommendation: Add a new Section (4) with wording that “For retail establishments, there shall be provided one (1) parking space for each 1,250 square feet of gross floor area.”

After a lengthy discussion, the following motion was duly made to include “new construction only”:

**Motion 4 was made by Dennis Lynch and seconded by Mike Meyer TO RECOMMEND the PDO be updated in the 12 Update to the Land Development Code to modify parking requirements for retail establishments (new construction only) in commercial subdistricts and add a new Section (4) to PDO Section 1513.0403 (c) *Commercial Subdistricts* with wording that “For retail establishments, there shall be provided one (1) parking space for each 1,250 square feet of gross floor area.”**

**VOTE For: 5 Against: 3 Abstain: 0**

**Motion does not pass.**

**Items 4 and 5.** Floor Area Ratio in Mixed-Use Neighborhood Commercial Zones, and Commercial Lot Coverage respectively. After lengthy discussion, the Board determined that these two items needed more analysis for further discussion at a later date.

**Items 6 – 12** were not discussed or reviewed. It was suggested that the Project Reviewers determine whether to bring these suggested Items for further discussion at a later date.

#### **BUILDING PLAN REVIEW**

None

#### **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, February 20, 2018 at 7 PM in the Belmont Park Community Room.**

**ADJOURNMENT**

**Motion 5 was made by Gernot Trolf and seconded by Mike Meyer TO ADJOURN the meeting.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**  
**Motion passed.**

**Submitted by: Debbie Watkins, Secretary**