

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, March 20, 2018 @ 7 PM
Santa Clara Recreation Center (Bay Room)
Minutes of Meeting

Board Members Present:

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

Absent: None.

OPENING FUNCTIONS

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

Chair Watkins commented that the Election for Area Representatives is being held concurrent with but separate from this regularly scheduled March 20th meeting; polls are open at 7 PM and close at 8 PM; the MBPPB requires proof of identity of eligible community members to vote in the election; voting is by secret written ballot; eligible community members can vote for ONE CANDIDATE in the area they reside and are not allowed to vote in multiple areas; Election results will be tabulated during this meeting and reported to the Chair by the Election Secretary as soon as the results are available after the Polls close at 8:00, at which time, Chair will be able to certify the election results.

Chair pointed out time is limited tonight because of the change in venue so if an Item on the Agenda needs to be continued, it will be included on the MBPPB’s April 17, 2018 Agenda.

- **Approval of Minutes** for February, 2018
Copies of the draft February 20, 2018 Minutes of Meeting were distributed and reviewed. After discussion, the following motion was duly made:

Motion 1 was made by Carol Havlat and seconded by Gernot Trolf to APPROVE the February 20, 2018 Minutes of Meeting as written.

VOTE For: 7 Against: 1 Abstain: 0

Motion passed. [Absent for vote: B. Soule]

- **Revisions to Agenda**
Copies of the March 20, 2018 Agenda were distributed and reviewed. There were no changes/addition to the Agenda.
- **Chair’s Report**
Chair Debbie Watkins gave one report in an effort to conserve time.
 1. Airport Noise Advisory Committee (“ANAC”) members elected Debbie Watkins and another woman as ANAC Representatives to sit on the Technical Advisory Committee (“TAC”) that will work in coordination with the Citizen Advisory Committee (“CAC”) for the expedited Part 150 Study being conducted by the Airport Authority to analyze the feasibility of recommendations made by the ANAC Subcommittee regarding flight procedure changes and

other noise-related issues requiring FAA review and approval. Exactly what is involved on the TAC will be determined at the first meeting set for April 5th. In addition, the Airport Authority's CEO selected residents who applied from noise-impacted communities to sit on the CAC for the Part 150 Study. Chair Watkins noted that quite a few people applied from Mission Beach; the Airport Authority used consistent parameters to select qualified residents who applied, and Gernot Trolf was selected to represent Mission Beach. She pointed out that Mr. Trolf was the Mission Beach representative on the ANAC Subcommittee that was also made up of residents of noise-impacted communities.

Secretary's Report

None.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda)

- Gary Wonacott commented that the Mission Beach Town Council passed a Resolution concerning the Airport Authority's Part 150 Study. He commented that he does not think Gernot Trolf should be the CAC representative for Mission Beach.

REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative for Councilmember ("CM") Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts)**

Bruce Williams reported that CM Zapf travelled to Washington DC to oppose offshore drilling off of our coast; CM Zapf proclaimed the month of March as Women's History Month in San Diego; Lifeguard Chief Rick Wurtz is retiring and was honored this date; and James Garland will be the new Lifeguard Chief. Mr. Williams noted that money has been allocated to lock the gate in South Mission Beach. Park and Recreation plans to break ground in 2019 at Bonita Cove for a children's play area.

OTHER

Possible Action Item:

- **30-foot Height Limit Proposition D** - Presenter: Geoff Page (Peninsula Area) looking for support for his letter asking City Attorney to solicit the official interpretation of Development Services Department (DSD), review ordinance, and provide an independent/objective opinion of what is allowed under Proposition D. **(10 minutes)**

Chair Watkins distributed a copy of the "letter" Mr. Geoff Page wanted the Board to consider.

Mr. Page discussed his concern as a Peninsula resident regarding the Development Services Department's ("DSD") interpretation of Proposition D and its recent application on a project in the Peninsula area allowing a developer to raise the grade on a project by measuring the 30-foot height from inside of tall planters calling the grade inside the planters "finished grade." He asked the Board to support his letter. He noted he received approval from the community planning groups of La Jolla, Ocean Beach and Pacific Beach, and will be presenting at the Peninsula Planning Group for their consideration and vote.

After further discussion, the following motion was duly made:

Motion 2 was made by Will Schussel and seconded by John Ready to SUPPORT the letter to the City Attorney as presented and discussed above.

VOTE For: 7 Against: 0 Abstain: 2

Motion passed. [Abstain: M. Meyer – issue not relevant to Mission Beach; J. Whittecar – performing duties of Election Secretary]

Information Item:

- **LimeBike Community Outreach** – Present and engage in dialogue on how LimeBike can benefit the local community; Presenter: Khoa Nguyen, Community Outreach Liaison for LimeBike. (15 minutes)

Chair Watkins distributed a handout regarding electric bicycle laws and regulations prepared by the City of San Diego on February 16, 2018.

Khoa Nguyen, Community Outreach Liaison for LimeBike, distributed a flyer introducing how to use the LimeBike App and other information. He noted LimeBikes and electric scooters are dockless and can be used as alternative transportation for the first and last mile. Bikes are operated by a GPS system to lock and unlock the rear wheel.

Discussion was opened up to Board Members and the public. Concerns were expressed regarding the speed of electric scooters and rider education needed to keep electric scooters off the Boardwalk and sidewalk, among other concerns.

Action Item:

- **City of San Diego Facilities Financing Program - Approve *Fiscal Year 2018 Mission Beach Impact Fee Study* and fee increase (aka “DIF” or Developer Impact Fee).** Presenter: Vicki Burgess, Project Manager, Facilities Financing Program, Planning Department, City of San Diego

Project Manager Vicki Burgess presented the above-referenced matter at the Board’s February 20, 2018 Meeting as an Information Item. She asked Board members to review the documents, rank the Priority List at Appendix B in the *Draft Impact Fee Study*, and consider approving the *Draft Impact Fee Study* and recommended impact fee increase at the March 20, 2018 Board meeting.

At the March 20th meeting, Ms. Burgess distributed the *Draft Mission Beach Impact Fee Study Fiscal Year 2018 February 2018, Fact Sheet with Fee Schedule increases, Residential DIF Chart FY 2018* for all community planning groups, *Development Impact Fee Methodology Mission Beach*, and an updated *Mission Beach Fund* showing an increased fund balance as of December 31, 2017. She noted \$39,179 was added back into the fund from “Administrative Costs” for a balance of \$81,603. She reiterated that the impact fee has not increased for 30 years and pointed out on the Fee Schedule the different types of development (residential and non-residential) and the current and proposed fee changes for consideration.

The Fee Schedule shows the current rate for a *Residential* development is based on *per dwelling unit*, the current fee is \$1,875 and the proposed fee would be \$3,647 – a 95% increase; the current

rate for *Non-Residential* development is based on *per average daily trip*, the current fee is \$175 and the proposed fee would be \$521 – a 198% increase; and the current rate for *Non-Residential* development is based on *per 1,000 square feet*, the current fee is \$0 and the fee will not change.

With regard to the contents of the *Mission Beach Impact Fee Study for Fiscal Year 2018*, Chair Watkins pointed out a correction on the *Acknowledgements* page under the listing of the Mission Beach Precise Planning Board Members. She noted that Mary Saska’s name should be removed and Brandon Soule’s name added to the list. There were no other changes to the Study.

After discussion regarding the pros and cons of an impact fee increase to the different types of development on the Fee Schedule Fact Sheet and the content of the *Mission Beach Impact Fee Study for Fiscal Year 2018* discussed above, the following motions were duly made:

Motion 3 was made by Mike Meyer and seconded by Brian McCarthy to APPROVE the Impact Fee Increases for development projects as presented on the Fee Schedule for 2018.

VOTE For: 8 Against: 1 Abstain: 0

Motion passed.

Motion 4 was made by Brandon Soule and seconded by Will Schussel to APPROVE the Mission Beach Impact Fee Study for Fiscal Year 2018, with the change mentioned above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

With regard to the Priority List, the Board ranked the capital improvement projects as follows:

1. Storm Drains
2. Traffic Signals & Intelligent Trans System
3. Accessibility Compliance (Architectural Barrier Removal – ADA Improvements)
4. Active Transportation (Pedestrian Facilities – sidewalks; Bicycle Facilities Construction)
5. Streets, Place and Courts: Improvements

BUILDING PLAN REVIEW

Action Item:

- **Taylor/Meyerhoff – CDP (822 Queenstown Court); Project No. 594728** – Coastal Development Permit for 386 sq. ft. addition and remodeling to convert portion of the 3rd floor deck to a living space in existing 1,302 sq. ft. 3-story residence; Presenter: Applicant David Lombardi, Draftsman

Draftsman David Lombardi represented the property owners Terri Meyerhoff and Thomas Taylor who were not present.

Applicant David Lombardi presented the building plans. He pointed out there is no increase in the footprint of the property and the 10-foot dormers are allowed including the eaves.

Project Reviewers Dennis Lynch and Mike Meyer reviewed the proposed project plans for the Board. Project Reviewer Dennis Lynch pointed out the existing structure encroaches 5 feet into the 10-foot required setback; however, the project is a remodel, which allows the non-conformity to remain. He noted the proposed plans show the required 3-foot interior side yard setbacks with the required 45-degree setback beginning at 20 feet above grade. Project Reviewer Lynch commented that there are 2 dormers, one on each side of the roofline that are 10 feet in width and setback 5 feet from the property line, which meets PDO requirements.

After further discussion, the following motion was duly made:

Motion 5 was made by Dennis Lynch and seconded by Mike Meyer to APPROVE WITH CONDITIONS the Coastal Development Permit for 386 sq. ft. addition and remodeling to convert portion of the 3rd floor deck to a living space in existing 1,302 sq. ft. 3-story residence at 822 Queenstown Court as presented with the following conditions: (1) The 3rd story front deck shall not encroach into the required 45-degree setback. This applies to the deck floor and the surrounding railing; (2) The 2nd story deck shall not encroach onto any portion of the existing non-conforming portion of the structure remaining in the required 10-foot setback; and (3) Landscape drawings be provided with plans and man-made objects less than 36” high.

VOTE For: 8 Against: 0 Abstain: 1

Motion passed. [Abstain: J. Whittecar – performing duties of Election Secretary.]

BOARD COMMUNICATIONS

Information Item:

- **Results of March 2018 Election for Area Representatives and Chair’s Certification**

Lesley Henegar, the City’s Senior Planner for the MBPPB, and MBPPB’s Election Secretary Jenine Whittecar handled the Election and voting of community members for the 2018 Election of Area Representatives. Lesley Henegar noted there were 50 ballots cast and reported the following results:

Area 1 between San Diego Place and the South side of Capistrano Place – 2 Open Seats

- **Josh Geller** (11 Votes): 3-year term ending 2021
- **Gary Wonacott** (1 Vote): 2-year term ending in 2020

Area 2 between the North side of Capistrano Place and the South side of West Mission Bay Drive and Ventura Place – 1 Open Seat

- **Debbie Watkins** (6 Votes): 3-year term ending 2021

Area 3 between the North side of West Mission Bay Drive and the South side of El Carmel Place – 1 Open Seat

- **Michelle Baron** (23 Votes): 3-year term ending 2021
- **Will Schussel** (5 Votes): Lost election for Area Representative seat

Area 4 between the North side of El Carmel Place and the South side of San Jose Place – 2 Open Seats

- **Brandon Soule** (2 Votes): 3-year term ending 2021
- **Dave Kvederis** (1 Vote): 2-year term ending in 2020

Area 5 between the North side of San Jose Place and the South side of Pacific Beach Drive – 1 Open Seat

- **John Ready** (1 Vote): 3-year term ending 2021

Chair Watkins CERTIFIED the results of the March 20, 2018 Election of Area Representatives.

There being no further business, Chair Watkins noted Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, April 17, 2017 at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 6 was made and seconded TO ADJOURN the meeting at 8:15 p.m.

VOTE For: 9 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary