

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, June 19, 2018 @ 7 PM  
Belmont Park Coaster Terrace - Community Room  
Minutes of Meeting**

**Board Members Present:**

Michelle Baron	Dave Kvederis	Carole Havlat	Dennis Lynch
Brian McCarthy	John Ready	Brandon Soule	Gernot Trolf
Mike Meyer	Jenine Whittecar	Gary Wonacott	

**Absent:** Debbie Watkins, Josh Geller

**OPENING FUNCTIONS (7:05 p.m.)**

Meeting was called to order by Gernot Trolf, Vice Chair, at approximately 7:05 PM.

- **Approval of Minutes** for May 15, 2018

Copies of the draft May 15, 2018 Minutes of Meeting were distributed and reviewed.

Corrections:

a) Debbie Watkins: Submitted a page of comments she wanted inserted in the minutes. That page is attached as Exhibit A and will appear as changes in May 15<sup>th</sup> minutes.

b) Dennis Lynch: Corrected the spelling of Mayor Faulconer’s name.

c) Gary Wonacott:

- 1) He wanted to be sure that corrections were only made at the meeting;
- 2) During Public Comment I missed some STVR comment that Gary made concerning the meetings the Town Council Chairs of Mission Beach, Pacific Beach & La Jolla about STVR’s and the difficulty with the interpretations and definitions involved with City’s STVR website.
- 3) New Business he wanted it added as agenda item for discussion about Land Use Subcommittee;
- 4) Debbie would put an agenda item about STVR’s on the agenda;

**Motion #1 made by Gary Wonacott and seconded by Carole Havlat to approve the minutes as corrected.**

**VOTE: For: 8            Against: 0            Abstain: 2**

**Motion passed.**

[Dave Kvederis and Mike Meyer were not at the last meeting.]

- **Revisions to Agenda**

Copies of the June 19, 2018 Agenda were distributed and reviewed. There were no revisions to the agenda.

- **Chair’s Report as presented by Vice Chair Trolf (7:17 p.m.)**

The Mayor's STVR proposal was to carve out Mission Beach as pertaining to the number of rentals, days rented or number of people in the rental from his citywide proposal. Other proposed regulations could apply to Mission Beach. If the Mayor's proposal is submitted to the City Council and the draft legislation is posted on the city's website, the MBPPB will hold a special meeting on Thursday, July 12, 2018, with proper notices given, to discuss what our position is. There was some discussion about the 72 hour time limit the City Council has to post the draft legislation. A paper with MBPPB's position on STVR's was passed out.

**Secretary's Report** (Taken out of order at 7:43 p.m.)

Secretary John Ready requested a discussion on what the members felt that the minutes should reflect. Some members are requesting that certain words they used should appear exactly as they are spoken. That is difficult because everyone feels his/her words are as important as anyone else's words. It is impossible to do a transcript of the meeting and most members agreed that only summaries of topics, action item votes and motions, pass or fail, are what the minutes should contain.

**PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda)** (7:25 p.m.)

- a) Dawn Reiley of Beautiful Mission Beach notified us that some beach cleanups were cancelled but hers will be each Saturday. They have gathered 4,780 pounds of trash this year. They will also be putting up banners on Mission Blvd.
- b) Karen Mitchell: She understood that STVR's would be on the agenda to discuss at this meeting. She felt July 12<sup>th</sup> would be too late.
- c) Jeanne Merchon: She was also there to discuss STVR's. She said that the airplane noise affected her quality of life as much as the STVR's and wants to know what recommendations our representatives are making to their respective committees. She felt that there was a conflict of interest for a member of the MBPPB (Brandon Soule) to also present a project to the board.
- d) Bob Simonson: He wants us to update the Precise Plan. He said the Coastal Commission requires that the plans be updated every five years. Although ours has been amended, it has not been updated since 1979. Gary Wonacott agreed and Gernot Trolf suggested that Gary request it to be put on as an agenda item for the next meeting.
- e) Dan Hayden: He wanted to check in since he has not been to a meeting lately. He pointed out the north parking lot has been cleared of construction equipment. The work on the plunge will continue through the summer. Workers are parking offsite and being brought in on a tram.
- f) Jenine Whittecar: June 21<sup>st</sup> the Recreation Council is going to vote on the proposed park at the former school site.
- g) Gary Wonacott: What is the function of the "New Business" section of the agenda? Dave Kvederis answered that he proposed that section so a member could bring up a topic and the board could decide if it is a worthy topic to be put on the agenda with all of the procedural notices required for agenda items.

**REPORTS FROM GOVERNMENT OFFICIALS** (7:46 p.m.)

- **Chevelle Tate, Field Representative, Senator Toni Atkins:** She gave a lot of statistics about funds for helping the homeless and a ballot measure in November for a bond issue to deal with the homeless problems.

- **Michaela Valk, Field Representative, Assemblyman Todd Gloria:** There is a Senate bill to extend liquor establishment's closing times from 2:00 a.m. to 4:00 a.m. This bill does not apply to San Diego. Proposition 68 sets aside \$4 Million to parks in the state.
- **Bruce Williams, Community Representative for Councilmember ("CM") Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts):** Saturday's large item cleanup in Mission Beach collected 14 tons of trash including 1.6 tons of recyclables. The Council's June 11<sup>th</sup> budget includes a second trash pickup from July 14—September 29, 2018. July 16<sup>th</sup> the Council will hold a hearing on STVR's. Lori Zapf has received many communications from Mission Beach residents about the STVR issue. Approximately 90% are against carving out Mission Beach from the regulations on the rest of San Diego. Conrad Wear is taking Ryan Purdy's place as Lori's land use assistant.

**BUILDING PLAN REVIEW Action Item:** (8:05 p.m.)

- **Island Court Bayside CDP/SDP (821-827 Island Court); Project No. 600832 Process 3 – Coastal Development Permit and Site Development Permit for demolition of two (2) existing dwellings and construction of a new 3-story with roof deck, 4-unit multi-family residential structure measuring 5,096 sq. ft.;**  
This was continued until July meeting.

**NEW BUSINESS** (8:06 p.m.)

1) Dave Kvederis said that the airport noise was a critical issue among residents of Mission Beach and that it should be an agenda item for July meeting.

**Motion #1 made by Dave Kvederis, seconded by Gary Wonacott to have an item on our July Agenda for a report by our representatives, Debbie Watkins and Gernot Trolf, to update us on what has transpired so far on their respective committees so we can have a discussion about airplane noise.**

**Vote: For: 10      Against: 0      Abstain: 0**  
**Motion Passed.**

2) Gary Wonacott felt that a Land Use and Permit Application Subcommittee be formed to discuss applications for permits, review building plans, update the Precise Plan and update the PDO. He felt traffic and parking needed to be discussed. There was discussion about the proposal. Dennis Lynch felt that things were working very efficiently and that the City appreciates the fine work by the MBPPB as it has been done. Bob Simonson, member of the public, said that our PDO is protected by the Coastal Commission rules. Also, he spoke with the head of the San Diego Planning Department who told him that some community plans would be combined with others, but that Mission Beach's would not.

**Motion #2 made by Gary Wonacott and seconded by Brian McCarthy to have an agenda item for the July meeting to discuss establishing a Land Use Subcommittee.**

**Vote: For: 4      Against: 6      Abstain: 0**

**Motion Fails.**

(8:24 p.m.) Dave Kvederis asked Chair to re-open public comment because a number of people in the audience expected to discuss STVR issues based on information from last meeting. The Chair agreed and there was discussion that Mission Beach should not be “carved out” of the restrictions placed on the rest of San Diego and that STVR’s should not be classified as residential uses. There are 1,459 hotel rooms, including Bahia, Catamaran, Hyatt, Blue Sea Lodge and Dana Inn. The high season has an 85-92% occupancy rate and the low season has a 50-55% occupancy rate according to Bob Simonson.

There being no further business, Chair Gernot Trolf 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, July 17, 2018 at 7:00 p.m. in the Belmont Park Community Room.**

**ADJOURNMENT** (8:32 p.m.)

**Motion #4 was made by Jenine Whittecar and seconded by Michelle Baron TO ADJOURN the meeting.**

**VOTE            For: 10                            Against: 0                            Abstain: 0**  
**Motion Passed.**

**Submitted by: John T. Ready, Secretary**

**Changes to Minutes: Chair requests the following changes to revise the minutes.**

**STVR -Debbie did not use the word will-** which connotes an inevitable event. Please include the wording below. For verification, Debbie keeps a copy of exactly what she presents during Chair's Report and will give you a copy in the future to help with accuracy in reporting.

Also, the Board did not "generally" talk about STVR, the Board to action on and prepared wording based on a consensus of the community in attendance that was submitted to the City and that needs to be conveyed in these minutes.

**Please use the wording below after the first sentence in your writing.**

The Smart Growth and Land Use Committee of the City Council will meet in June so hopefully we will have more information after that meeting to take a position on the Mayor's draft proposal. Chair hopes to include an Action Item on the June Agenda to discuss **STVR's** in Mission Beach where all stakeholders will be able to participate and determine how MB would like to proceed. We can keep in mind that MB does have a PDO and if we feel the proposed ordinance is not strong enough to protect MB from becoming the STVR capital of San Diego, we can decide whether we want to be carved out to modify our PDO to make it stronger, or we can decide we like the ordinance and do not want to be carved out, or we can decide we like the ordinance but want to further modify our PDO to allow STVR's in certain zones with different minimum night stays.

In general, the current position of the MBPPB is based on a consensus of community input at the Board October 2015 meeting where community members, Town Council members and other stakeholders participated in drafting PDO changes regarding STVR's. At that time, the Board voted unanimously that rental of a whole dwelling unit for a minimum of 7 consecutive days was allowed. Other recommendations included a permit system for accountability, procedures for fines and punishment; rules be posted on dwelling units, and a percentage of TOT go to MB community for services from impact of STVR's.

**12<sup>th</sup> Update: Replace last sentence with this sentence:**

Chair will be submitting the PDQ clarifications the Board approved a few months ago. If there are other definitions we could add or other clarifications, she would like to discuss them at the Board's July meeting.

## **EXHIBIT A**