

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, May 21, 2019 @ 6:30 PM
Santa Clara Recreation Center (Bay Room)
Minutes of Meeting**

Board Members Present:

Rebecca Abbott	Michelle Baron	Josh Geller	Brian McCarthy
Mike Meyer	Scott Morrison	John Ready	Brandon Soule
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

Absent: Dennis Lynch

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:35 PM.

- **Approval of Minutes** for April 2019

Copies of the draft April 16, 2019 Minutes of Meeting were distributed and reviewed. Project Reviewer Mike Meyer pointed out a correction to *Motion #1* regarding Bruzzese CDP (Project No. 611846) to remove the incorrect Planned District Ordinance (“PDO”) code section concerning the dormer. After discussion, the following motion was duly made:

**MOTION #1 was made by Gernot Trolf and seconded by Brian McCarthy to
APPROVE the April 16, 2019 Minutes with the above-mentioned correction.**

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

Revisions to Agenda

Copies of the May 21, 2019 Agenda were distributed and reviewed. Chair Watkins announced that in order to accommodate State Assemblymember Todd Gloria’s time schedule tonight, *Reports from Government Officials* will flip places with *Public Comment* on the Agenda.

**MOTION #2 was made by Debbie Watkins and seconded by John Ready to REVISE
the May 21, 2019 Agenda as mentioned above.**

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

- **Chair’s Report – None.**
- **Secretary’s Report – None.**

REPORTS FROM GOVERNMENT OFFICIALS

- **State Assemblymember Todd Gloria, representing the 78th Assembly District**
Assemblymember Todd Gloria reported the Appropriations Process for the State Budget just finished and money will start flowing July 1st, of which \$1B funding was allocated for San Diego’s homeless programs. Assemblymember Gloria announced success in getting Assembly Bill 262 passed in the State Assembly and will advance to the State Senate, addressing the Hepatitis outbreak in San Diego in 2017, requiring accountability of the County health officer to take action during an outbreak of a communicable disease or imminent threat to the public’s health. He

reported the County Air Resources Board will add members to help with solutions to the air pollution problem. He spoke about Senate Bill 50 (Planning and Zoning Law), which would increase housing developments along transit hubs with a streamlined approval process that will come back next year; and Senate Bill 330 (Housing Crisis Bill of 2019), which removes the provision that a city cannot increase developer fees, and suspends for 5 years any local requirement that city councils or board of supervisors seek voter approval to increase the density of housing projects. It would not suspend or remove all coastal height limits because the City of San Diego's Coastal 30 ft. height limit was in place before January 1, 2018. He talked about Assembly Bill 1731 (Short-Term Rentals in Coastal Zone), which mandates 30-day platform advertisement but does not require that limit on local vacation rental companies. He pointed out AB 1737 would not replace local ordinances and enforcement, if already in existence.

Assemblymember Gloria took questions from the MBPPB members and public concerning short-term rentals, scooters, and what constitutes a transit-priority area.

- **Chevelle Tate, Office of State Senate President Pro Tem Toni Atkins**

Ms. Tate reiterated the State budget increased funding for homeless programs, including the safe parking program. She commented that Senate Bill 50 regarding housing in transit-priority areas does not apply to coastal communities. She noted that sidewalk street vending is now allowed pursuant to Senate Bill 946, which legalizes and decriminalizes sidewalk vending. She noted the City of San Diego can adjust the law, which is now under review.

- **Seamus Kennedy, Community Representative for City Councilmember Jennifer Campbell, District 2**

Mr. Kennedy reported that micro-mobility laws (scooters, etc.) will be implemented starting July 1st. Scooter fees will be used for extra police during the summer months to enforce the laws. Micro-mobility parking corrals will be reviewed by community planning groups before July 1st implementation. Debbie Watkins will be submitting recommendations to the City and Mayor's Office for Mission Beach.

PUBLIC COMMENT (Time allotted to each speaker is determined by the Chair, and in general, is limited to 3 minutes for non-Agenda items within the purview of the Board.

- Bob Semenson commented that he would like to see the Precise Plan (community plan) and Planned District Ordinance updated for Mission Beach.

BUILDING PLAN REVIEWS

ACTION ITEM:

- **Ocean Front Walk Map Waiver;** Project No. 627839; (Process 3) Map Waiver for the creation of three residential condominium units from three (3) residential apartment units currently under construction for a total of 5,974 square feet of conversion located at **2761 Ocean Front Walk**. The 0.09 acre site is located in the MBPD-R-5 Base Zone in the Coastal (State-PMT) Overlay Zone of the Mission Beach Community Planning Area with First Public Road. **Proposed Project Plans dated March 12, 2019.** Presenter: Antony Christensen, Christensen Engineering

Antony Christensen of Christenson Engineering represented the property owners who were not present. Applicant Joy Christensen was also present.

Antony Christensen distributed copies of the proposed project plans for consideration and presented the plans. In addition, the Applicant's responses to the requirements of the San Diego Municipal Code §125.0440, Findings for a Tentative Map were distributed.

Project Reviewers Mike Meyer and Brandon Soule reviewed the proposed project plans for the Board. Brandon Soule pointed out the requirements for land use, density and parking have been met for the three units, which are still under construction.

After further discussion, the following motion was duly made:

MOTION #3 was made by Brandon Soule and seconded by John Ready to APPROVE the proposed Ocean Front Walk Map Waiver project plans dated March 12, 2019, located at 2761 Ocean Front Walk as presented.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

ACTION ITEM:

- **San Luis Rey Place CDP; Project No. 611045; (Process 3) Coastal Development Permit to demolish an existing duplex and to construct a new three-story residential apartment duplex totaling 2,920 square-feet, located at 818 and 820 San Luis Rey Place. The 0.06-acre site is located in the Mission Beach Planned District Residential Base Zone (MBPD-R-S), Airport Influence Area (SDIA/ Review Area 1), Airport Noise Contour (SDIA/ 60-65 CNEL), FAA Part 77 Notification Area (SDIA/ 180' AMSL), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Coastal (appealable) overlay zones within the Mission Beach Community Plan area in Council District 2; Proposed project plans dated March 21, 2019.** Presenter: Architect Tim Golba, Golba Associates

Architect Tim Golba represented the property owner who was not present.

Architect Golba distributed copies of the proposed project plans for consideration. He commented the structure will be made of stone and stucco and there are no driveways. According to Architect Golba, the property owner will move down here and live in the upper unit. He pointed out there will be five (5) parking spaces, a garage elevator to the top unit, and a roof deck on front of the top unit. With regard to the PDO's setback requirements, Architect Golba noted the requirements have been met and there is no dormer issue.

Project Reviewers Mike Meyer and Brandon reviewed the proposed plans for the Board. Mike Meyer commented that the proposed plans met the requirements of the PDO. Board Member Scott Morrison asked where the trash cans will be stored and was told inside the garage.

After further discussion, the following motion was duly made:

MOTION #4 was made by Mike Meyer and seconded by Brandon Soule to APPROVE the proposed project plans dated March 21, 2019 (Project No. 611045) located at 818 and 820 San Luis Rey Place as presented.

VOTE For: 10 Against: 0 Abstain: 0

Motion passed.

BOARD COMMUNICATIONS

Information Item:

- **City of San Diego Five-Year Capital Improvements Program (“CIP”) FY2021-2025:**
Discuss procedure for community members to submit proposed projects for review, consideration and vote at the June 18, 2019 MBPPB Meeting. Project types include: Public Safety; Drainage and Storm Water; Community Facilities; Mobility; and Utilities

Chair Watkins distributed copies of the *Five-Year Capital Improvements Program (“CIP”) FY2021-2025 Community Planning Committee Survey* to be used for submitting proposed CIP projects for review, consideration and vote at the June 18, 2019 Meeting of the MBPPB.

Project Asset Type Groups include: (No Maintenance Projects)

- Public Safety
 - Fire Station
 - Police Station
 - Lifeguard Station
- Drainage and Storm Water
 - Flood Control & Drainage (Channels, Pipelines, etc.)
 - Sustainability Improvements (within street limits)
 - Storm Water Quality Improvement & Erosion Control (non-safety related)
- Community Facilities
 - ADA/Accessibility for facilities (parks, libraries, etc) – Outside Public Right of Way
- Mobility
 - ADA/Accessibility for mobility (sidewalks, curb ramps) – Within Public Right of Way
 - Bicycle Facilities
 - Medians/Streetscapes
 - Pedestrian Crossings
 - Guardrails/Barrier Rail
 - Street Lighting
 - Traffic Calming
 - Traffic Signal Timing & Coordination
- Utilities
 - Sewer
 - Water
 - Overhead Utility Undergrounding (SDG&E, cable, etc.)

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, June 18, 2019 at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

MOTION #5 was duly made and seconded TO ADJOURN the meeting at 8:05 PM.

VOTE: For: 10 Against: 0 Abstain: 0

Motion passed.

Submitted by: Debbie Watkins, Secretary