

# MISSION BEACH PRECISE PLANNING BOARD

## AGENDA: Tuesday, September 15, 2015 @ 7 PM

**Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor  
(North side of Park above "Arcade")**

[<http://www.sandiego.gov/planning/community/profiles/missionbeach/agendas.shtml>]

### Opening Functions

Call to Order  
Approval of Minutes for July, 2015

### Administrative Items

Revisions to Agenda  
Chair's Report  
Secretary's Report

### Public Comment (limited to 3 minutes per speaker)

### Reports from Government Officials

### Other

#### Information Item:

- **Belmont Park Update:** Dan Hayden, Director of Engineering-Pacific Enterprises, Inc.

### Building Plan Reviews

#### Action Item:

- **Mission Beach Residences – (Former Mission Beach Elementary School Property) Project No. 366139:** The project site is located at 818 Santa Barbara Place in the Mission Beach Planned District R-S Zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, the Mission Beach Precise Plan and Local Coastal Program Area (Community Plan), and Council District 2. The project as currently proposed requires the processing of a (Process 5) Community Plan Amendment (CPA), a (Process 4) Vesting Tentative Map (VTM) to create 51 residential condominiums and a (Process 3) Coastal Development Permit (CDP) for development within the Appealable Area of the Coastal Overlay Zone; (Process 4) Site Development Permit (SDP) for deviations to the zoning regulations for a sustainable building project, and (Process 5) vacation of two (2) 8-foot wide sewer easements within the subdivision boundary. Demolish existing school building(s) and construct 51 multi-family condominiums in 18 buildings, develop a neighborhood pocket park, and vacate (two) 2 sewer easements located on a 1.88-acre site. The project will utilize renewable technology and shall obtain a LEED Silver Certification (or equivalent), in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

### Board Communications

### Adjournment

Our next meeting will be held on **Tuesday, October 20, 2015 at 7 PM** in the Belmont Park Community Room. Submit Agenda Items to Chair Debbie Watkins 10 days PRIOR to the scheduled Board meeting at [dkwatks@aol.com](mailto:dkwatks@aol.com). **The Board is dark in August and December.**