

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, February 16, 2021 @ 6:30 PM
Meeting via Zoom (Video) Conference
AGENDA**

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

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the Meeting Coordinator at mbppbzoo.2.16.21@gmail.com no later than 1 hour prior to the meeting and provide your name and email address to get log-in information (or, if requested, the telephone dial in number). Approved attendees will be provided the log-in information the day of the meeting.

***NOTE ON NON-AGENDA PUBLIC COMMENT:** Any member of the public who wishes to comment on a topic NOT on the Agenda within the Board’s jurisdiction must submit their one-minute comment in writing to the Meeting Coordinator no later than 1 hour prior to the meeting. Such comments may be presented at the meeting subject to time and technological constraints.

Opening Functions

Call to Order, Quorum Count

Administrative Items

Revisions to Agenda

January 19, 2021 Meeting via ZOOM Minutes – Modifications and Approval

Reports from Government Officials

Other

Information Item:

- **Mission Beach Water & Sewer Replacement Project (South Mission Beach between San Fernando Place and San Diego Place):** Replace existing sewer pipeline with 8” and 10” diameter pipes with depths ranging from 3’ to 10’. Three new manholes will be installed requiring a 10’ x 10’ excavation area (with depths ranging from 3’ to 5’). All roads and alleys will be resurfaced after the project is completed. Proposed approx. schedule: Spring 2021 to Summer 2023. **Presenter:** Matthew Veverka, P.E., Associate Civil Engineer, City of San Diego, Engineering & Capital Project

Building Plan Reviews

Action Item:

- **3856 Bayside Walk CDP (Process Three); Project No. 651186;** Proposal for the demolition of three (3) existing buildings with four (4) dwelling units and an attached parking garage with a total floor area of 2,990-square feet and the construction of a 4,717-square foot three-story multi-family building with three (3) dwelling units. The 0.09 – acre site is located at **3856 Bayside Walk, 829 Tangiers Court and 833 Tangiers Court** in the Mission Beach Planned District, Sub-District R-N (MBPD-R-N) Zone, First Public Roadway, Coastal (Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact Overlay (Beach and Coastal Impact Areas), Transit Area Overlay, Transit Priority Area, and Residential Tandem Parking Overlay Zones with the Mission Beach Community Plan area. **Presenter:** Jeffrey D. Thaxton, AIA, NCARB – Thaxton Designs; Garrett van Leeuwen, AIA

Action Item:

- **3482-86 Bayside Walk CDP; Project No. 651186;** (Process Three) Coastal Development Permit for the remodel and 748 sq. ft. addition and 364 sq. ft. roof deck, for a proposed total size of 2,880 sq. ft. two-story duplex. The 0.060-site is located at 3482-86 Bayside Walk in the Mission Beach Planned District Residential Zone, Coastal (Appealable), First Public Roadway, Coastal Height Limitation, Geologic Hazards (31) Sensitive Vegetation, FEMA Floodways & Floodplains, Parking (Beach and Coastal) Impact, Residential Tandem Parking, Transit Area, and Transit Priority Areas Overlay Zones within the Mission Beach Precise Plan and Local Coastal Program Addendum.

Presenter: Alex Zier, Plumblin Design

***Non-Agenda Public Comments** (Time allotted to each speaker will be limited to one (1) minute for Non-Agenda Items within the Board's jurisdiction subject to time and technological constraints.)

Board Communications

- **Chair's Report**

Action Item:

- **Discuss and vote to adopt a policy clarifying that MBPPB Meetings held on the third Tuesday of the months of August and December (dark months) are considered Regular Meetings.**
- **Proposed STR Ordinance – Review, discuss and approve draft letter to the City Council for its February 23, 2021 hearing.**

Adjournment

Our next meeting will be held on Tuesday, March 16, 2021 at 6:30 PM via Zoom Conference. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to dkwatks@aol.com for consideration. [The Board is dark in August and December.]