

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)**  
**Tuesday, January 18, 2022 @ 6:30 PM**  
**Meeting via Zoom (Video) Conference**  
**Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Rob Brown	Josh Geller
Gloria Henson	Dennis Lynch	Brian McCarthy	Scott Morrison
Bob Semenson	Cindy Stratton	Gernot Trolf	Debbie Watkins
Jenine Whittecar			

**Absent:** None

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:31 PM, and a quorum was confirmed.

**Administrative Items**

- **Revisions to Agenda**  
Copies of the Agenda for the January 18, 2022 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for November 2021 Meeting via Zoom Conference  
Copies of the draft November 16, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the November 16, 2021 Minutes were APPROVED by UNANIMOUS CONSENT.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**  
Seamus reported that the sidewalk vendor ordinance was dropped from the December docket with the change in the council President and is expected to be on the February docket. He stated enforcement efforts are now occurring to cite and clear oversized vehicles and illegal overnight parking in the beach parking lots. The Board and public were given an opportunity to ask questions and make comments.
- **Rachel Granadino, District Representative, CA State Assemblymember Christopher Ward, 78<sup>th</sup> Assembly District**  
Rachel was not present but provided an email update that will be emailed to MBPPB members and public in attendance.

**OTHER**

**Action Item:**

- **Mission Boulevard Maintenance Assessment District (“MAD”) Proposed Budget for FY2023 (July 1, 2022 – June 30, 2023):** Discuss and approve proposed FY’2023 Budget for street trees, tree wells and maintenance along Mission Boulevard.  
**Presenter:** Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space/MAD’s

Carlos Cordova reviewed the Final Draft #1 January 12, 2022 Budget Worksheet. The Board and public were given an opportunity to ask questions and comment. The following recommendations were made:

- The \$40K carry-forward budget item for beautification, etc. be listed as a separate identifiable line item;
- The tree well beautification made up of decomposed granite will be shifted from South Mission Beach to North Mission Beach due to the multiple capital improvement projects happening concurrently in South Mission Beach.
- The solar lighting plan under beautification will be removed since it did not work to be mounted on trees. Electricity is needed and is not available for each tree/tree well.

After further comment, the following motion was duly made:

**MOTION #1 was made and seconded by Gloria Henson TO APPROVE the DRAFT 1/12/2022 Proposed Budget Worksheet for the Mission Boulevard Maintenance Assessment District Fiscal year 2023 (07-01-22 to 06-30-23) with the above-mentioned changes.**

**VOTE: For: 11 Against: 1 Abstain: 0**

**Motion passed.** [Against: G. Trolf]

## **BUILDING PLAN REVIEW**

### **Action Item:**

- **Pavelonis Residence CDP; Project No. 677523:** Process Three Coastal Development Permit to demolish existing single-story dwelling unit and to construct a three-story single dwelling unit located at **817 Vanitie Court**. The 0.03-acre site in the Mission Beach Planned District Residential Northern (MBPD-R-N) Zone, Coastal (Appealable), Coastal Height Limit; Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area and Transit Priority Area Overlay Zones within the Mission Beach Community Plan Area in Council District 2  
**Presenter:** Tim Golba, Golba Architecture, Inc.

Homeowners Terese and Joel Pavelonis were not present.

Architect Tim Golba gave a PowerPoint presentation of the proposed development, which included an update on the FEMA Flood Map changes for North Mission Beach particularly the bayside. Project Reviewer Dennis Lynch reviewed the plans for the MBPPB. He pointed out that by raising the foundation two (2) feet from existing grade, the standard setback beginning at 20 feet above existing grade and sloping back at a 45 degree angle impacted the third floor, which does not meet the PDO. Dennis also noted that the roof overhang on the top level needs to be pulled back to comply with the 45 degree angle setback. Architect Golba agreed and was given the opportunity to come back in February to present the development plans with the necessary changes. No action was taken.

**NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. None.

## **BOARD COMMUNICATIONS**

- **Chair's Report**

Chair noted that with the rise in COVID related cases, the plan is to conduct the MBPPB's February meeting via Zoom conference.

- **Liaison Update (ANAC)** – The next ANAC meeting takes place on March 16, 2022.

There being no further business, Chair noted the next meeting will be held on **Tuesday, March 15, 2022 via Zoom (Video) conference at 6:30 PM.**

**ADJOURNMENT**

**MOTION #2 was made by Gernot Trolf and seconded by Rob Brown  
TO ADJOURN the meeting via Zoom (Video) Conference at 7:52 PM.**

**VOTE:                    For: 11                    Against: 0                    Abstain: 0**

**Motion Passed.** [Absent: G. Henson]

Prepared by: Debbie Watkins, Secretary