

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, June 18, 2019 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

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

Absent: Scott Morrison

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 7:09 PM.

- **Approval of Minutes** for May 2019
Copies of the draft May 21, 2019 Minutes of Meeting were distributed and reviewed. There being no corrections, the May Minutes were approved by **UNANIMOUS CONSENT**.

Revisions to Agenda

Copies of the June 18, 2019 Agenda were distributed and reviewed. No revisions to the Agenda.

- **Chair’s Report**

Chair Watkins reported the following:

1. **Proposed Corral Locations in Mission Beach** – A color-coded spreadsheet *List of Proposed Corral Locations* was submitted to the City and Mayor’s Office in response to the City’s first draft of proposed corral locations. Members of the MBPPB checked out the City’s proposed corral locations in red zones along Mission Boulevard and received comments from residents. The goal is to create locations where scooters can be parked on the street instead of the Boardwalk, sidewalks, Courts and alleys.

Chair pointed out this is the first phase of the proposed corral locations rollout and the MBPPB recommended a reduction of corral locations along Mission Boulevard for various reasons. She noted the proposed locations in the “Parks” – Mission Bay Park and Belmont Park – fall under the purview of the City and those locations have not been confirmed; however, a reduction of corral locations in the “Park” areas was recommended where appropriate. Whether to add or subtract corral locations in Mission Beach can be determined later this summer.

2. **Airport Noise Advisory Committee (“ANAC”) Meeting** – Reminder that the ANAC takes place tomorrow, June 19th at 4 PM at the Holiday Inn Bayside, 4875 Harbor Drive. Public comments regarding airplane noise are welcome at this forum.

3. **Community Planners Committee (“CPC”)** – John Ready will be Chair’s alternate.

- **Secretary’s Report – None.**

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.) **None.**

REPORTS FROM GOVERNMENT OFFICIALS

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

Seamus Kennedy gave updates on STVR’s and DeAnza Cove upgrades (Mission Bay Park). He pointed out changes to DeAnza Cove will not affect the Mission Bay Master Plan. Mr. Kennedy was asked about the status of sidewalk vendors and a MBPPB member recommended that the City look at the City of Carlsbad’s ordinance. Mr. Kennedy noted scooter regulations enforcement will be through the Mayor’s Office.

BUILDING PLAN REVIEW

Action Item:

- **Whiting Court Condo Conversion Map Waiver;** Project No. 602075; (Process 3) Map Waiver and lot consolidation for the condominium conversion of two (2) existing attached residential dwelling units within a 3,160 sq. ft., three-story structure at 702 and 708 Whiting Court. (Proposed Project Plans dated March 15, 2019; Proposed Landscape Plans dated March 21, 2019); Presenter: Robert Bateman, San Diego Land Surveying & Engineering, Inc.

Property Owners Andrea and Bill Benko were present.

Applicant Robert Bateman of San Diego Land Surveying & Engineering 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 and reviewed.

Project Reviewers Mike Meyer and Brandon Soule reviewed the proposed project plans for the MBPPB. Brandon Soule pointed out the *Landscape* requirements in the PDO were not met, which requires 100% of all required yards except interior yards and rear yards shall be landscaped with minimum of at least 50% and shall be a combination of trees, shrubs and ground cover. It was pointed out that all proposed landscaping in the required yards for Court, Places, or Walks shall be maintained at a height of three (3) feet or lower (including raised planters) to preserve public views. Project Reviewer Soule noted a combination of planter boxes over 36” atop a raised deck covering nearly the complete front yard landscape is not permitted. The property owner questioned where in the PDO was that requirement discussed because the City “approved” it already. Chair Watkins read SDMC Section 1513.0402(a) (1) in its entirety. Mr. Soule suggested a remedy to reduce deck coverage to 50% of the front yard and as permitted, landscape the remaining 50% with a combination of trees, shrubs and ground cover. He noted the deck in its current condition should have never been approved during the ministerial remodel. Property owners were given the opportunity to correct the PDO violation and return to the MBPPB for a second review.

After further discussion, the following motion was duly made:

MOTION #1 was made by Brandon Soule and seconded by Mike Meyer TO DENY the proposed Whiting Court Condo Conversion Map Waiver project plans as presented at 702 and 708 Whiting Court for the reasons discussed above.

VOTE: For: 9 Against: 1 Abstain: 0

MOTION PASSED. [For: R. Abbott; M. Baron; J. Geller; D. Lynch; B. McCarthy; M. Meyer; J. Ready; B. Soule; J. Whittecar] [Against: G. Trolf]

BOARD COMMUNICATIONS

Action Item:

- **The City of San Diego’s Five-Year Capital Improvements Program (CIP) FY 2021-2025:** Review CIP Project Surveys submitted by the community for consideration; Vote on projects to be submitted to the City; Project types include: (No maintenance or operations requests)
 - **Drainage/Storm Water** (Flood Control and Drainage – channels, pipelines, etc; Sustainability Improvements – within street limits; Storm Water Quality Improvement and Erosion Control – non-safety related);
 - **Mobility** (Bicycle Facilities, Traffic Signals/calming, Pedestrian Crossings, Street Lighting, Medians/streetscape, ADA/Accessibility for mobility - sidewalks, curb ramps within public right-of-way);
 - **Utilities** (Sewer, Water, Overhead Utility Undergrounding);
 - **Public Safety** (Fire Station, Police Station, Lifeguard Station);
 - **Community Facilities** (ADA/Accessibility for facilities (outside public right of way); Library; Parks, Recreation Centers and Pools)

Chair Watkins presented three (3) Capital Improvement Projects that met the criteria for project types submitted by MBPPB members for consideration. Board Members discussed each proposed project.

MBPPB members voted unanimously **TO APPROVE** the following two (2) proposed projects as follows:

- (1) **Mobility:** Install wheelchair/bike ramp at Pacific Beach Drive and Ocean Front Walk Boardwalk – To enter or exit the Ocean Front Boardwalk (to and from parking lot) one must jump the curb. This is where Mission Beach starts at the South side of Pacific Beach Drive.
- (2) **Community Facilities:** Ventura Place (North side) Trash and Recycling Receptacles Replacement – Replace City trash receptacles in public space with anti-scavenger bins and ADD recycling bins.

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 for consideration. The **next**

meeting will be held on Tuesday, July 16, 2019 at 7 PM in the Belmont Park Community Room.

ADJOURNMENT

**MOTION #2 was made by Mike Meyer and seconded by Brandon Soule
TO ADJOURN the meeting at 8:15 PM.**

For: 10

Against: 0

Abstain: 0

MOTION PASSED.

Submitted by: Debbie Watkins, Secretary