

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, February 15, 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 6:30 PM, and a quorum was confirmed.

Administrative Items

- **Revisions to Agenda**
Copies of the Agenda for the February 15, 2022 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for January 2022 Meeting via Zoom Conference
Copies of the draft January 18, 2022 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the January 18, 2022 Minutes were **APPROVED by UNANIMOUS CONSENT.**

REPORTS FROM GOVERNMENT OFFICIALS

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**
Seamus reported that:
 - Sidewalk vendor ordinance will go to full City Council on March 1st. He said most of the original document remained as is with “slight” adjustment to verbiage;
 - Overnight parking matter is pending litigation and is not being enforced;
 - Lights in park are supposed to have been fixed. Mayor trying to get faster resolution and has added funding in the budget for electricians.

The Board and public were given an opportunity to ask questions and make comments. Board Member Bob Semenson questioned vendors using the bike lanes and allowing street vendors during the winter at certain locations that were not in the original plan. Several people were directed to send emails to Seamus regarding their concerns.

- **Rebecca Smith, Policy Advisor for Supervisor Terra Lawson-Remer, District 3, County of San Diego**
Rebecca introduced herself and said she would be attending MBPPB meetings each month. Mission Beach is now in District 3 (redistricting) which covers Carlsbad to Rancho Santa Fe to Coronado and Point Loma. Rebecca stated that many seniors lost their homes during COVID and were forced to join the homeless population.

The Board and public were given an opportunity to ask questions and make comments. Board Member Gloria Henson pointed out that the majority of the homeless population in Mission Beach and surrounding beach community areas consisted of people of all ages, many addicted to or mentally damaged by drugs.

- **Khota Zaiser, Community Representative, Office of Mayor Todd Gloria**
Khota was not present but provided an email update that will be mailed to MBPPB members and public in attendance.

BUILDING PLAN REVIEW

Action Item:

- **SECOND REVIEW: 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.

The MBPPB first reviewed this project on January 18, 2022 and recommended a second review on February 15, 2022 to which Architect Tim Golba agreed to make the recommended changes.

Architect Golba gave a Powerpoint presentation of the revised development plans and explained the corrections made pursuant to the MBPPB's recommendations listed below.

- (1) 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 did not meet the PDO – Corrected.
- (2) The roof overhang on the top level needs to be pulled back to comply with the 45-degree angle setback – Corrected.

MBPPB's Project Reviewer Dennis Lynch confirmed the recommended changes were made. After further discussion, the following motion was duly made:

MOTION #1 was made by Dennis Lynch and seconded by Gernot Trolf TO APPROVE Project No. 677523 located at 817 Vanitie Court as presented.

VOTE: For: 12 Against: 0 Abstain: 0

Motion passed.

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 March meeting via Zoom conference. There were no objections.

The 2022 Election of Area Representatives will be put on hold until the Board can meet in person. As the Board has done during COVID, we will wait to see when we can meet in person to hold the nominations and election. Chair pointed out there are five (5) Area Representative seats currently on the Board that expire in March. Four (4) of the five (5) Board Members expressed their interest in running again and will hold their seats until the Board can hold nominations and election in person.

Sidewalk Vending Ordinance – Chair noted that Ventura Place is a concern in the new draft ordinance. Its status as a high traffic sidewalk based on public safety, health and welfare concerns pursuant to Senate Bill 946 was changed from the original draft by Councilmembers Campbell and Campillo to allow vending on Ventura sidewalk except during summer moratorium because they did not like prohibitions on vending. Chair will craft a Letter Memorandum with pictures expressing public safety concerns – size of sidewalk and shops taking up majority of free space – that will be sent to City Councilmembers for the March 1st hearing on behalf of the MBPPB.

STRO Hearing at Coastal Commission will be held on March 9, 2022. Chair said she had a Zoom meeting with local Coastal staff and discussed MBPPB's position on the 30% threshold and pointed out the parking discrepancy that needs to be reviewed and corrected in the STRO's PDO changes. Chair will craft a document after Coastal's Staff Report is published for the March 9th Hearing.

- **Liaison Update (ANAC)** – ANAC changed its meeting schedule from bimonthly to quarterly. The next ANAC meeting takes place on March 16, 2022.

At this point, Board Member Josh Geller asked to revisit the issue of paid parking at Belmont Park. Chair noted that any discussion will be directed to the two (2) parking lots at Belmont Park. She reminded the Board that Mission Bay Park Committee controlled the surrounding parking lots and is not within the purview of the MBPPB. Chair stated she will check the availability of the General Manager at Belmont Park and add this discussion at the next Board Meeting, if appropriate.

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 Josh Geller and seconded by Gernot Trolf
TO ADJOURN the meeting via Zoom (Video) Conference at 7:41 PM.**

VOTE: For: 12 Against: 0 Abstain: 0

Motion Passed.

Prepared by: Debbie Watkins, Secretary