

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, May 15, 2018 @ 7 PM
Belmont Park Coaster Terrace - Community Room
Minutes of Meeting**

Board Members Present:

Michelle Baron	Josh Geller	Carole Havlat	Dennis Lynch
Brian McCarthy	John Ready	Brandon Soule	Gernot Trolf
Debbie Watkins	Jenine Whittecar	Gary Wonacott	

Absent: Mike Meyer, Dave Kvederis

OPENING FUNCTIONS (7:06 p.m.)

Meeting was called to order by Debbie Watkins, Chair, at approximately 7:06 PM.

- **Approval of Minutes** for April 17, 2018

Copies of the draft April 17, 2018 Minutes of Meeting were distributed and reviewed.

Corrections:

a) Debbie Watkins: Corrected erroneous date of agenda; Corrected code section in Alston Duplex Plan Review from PDO §1513.0304 (A)(i) to §1513.0304(d)(2)(A)(i).

b) Dennis Lynch: Asked to correct Motion #3 to include the phrase at the end of the Motion #3 as follows: “and his agreement that he will not send emails to board members nor comment about Debbie Watkins on ‘Next Door’.” Secretary objected to that correction because his notes did not reflect that the maker of the Motion #3, Dave Kvederis, either accepted such amendment to his motion or that there was a second to the amended motion before the vote was taken.

Motion #1 made by Gernot Trolf and seconded by Carole Havlat to approve the minutes as corrected.

VOTE: For: 8 Against: 1[Ready] Abstain: 1

Motion passed.

[Gary Wonacott abstained because most of the correction was about him]

- **Revisions to Agenda**

Copies of the May 15, 2018 Agenda were distributed and reviewed. There were no revisions to the agenda.

- **Chair’s Report (7:23 p.m.)**

a) On July 16th, Mayor Faulconer will present his program for regulating the Short Term Vacation Rentals (STVR’s) in the City. The Smart Growth and Land Use Committee of the City Council will meet in June so hopefully we will have more information after that meeting to take a position on the Mayor’s draft proposal. Chair hopes to include an Action Item on the June Agenda to discuss **STVR’s** in Mission Beach where all stakeholders will be able to participate and determine how MB would like to proceed. We can keep in mind that MB

does have a PDO and if we feel the proposed ordinance is not strong enough to protect MB from becoming the STVR capital of San Diego, we can decide whether we want to be carved out to modify our PDO to make it stronger, or we can decide we like the ordinance and do not want to be carved out, or we can decide we like the ordinance but want to further modify our PDO to allow STVR's in certain zones with different minimum night stays.

In general, the current position of the MBPPB is based on a consensus of community input at the Board October 2015 meeting where community members, Town Council members and other stakeholders participated in drafting PDO changes regarding STVR's. At that time, the Board voted unanimously that rental of a whole dwelling unit for a minimum of 7 consecutive days was allowed. Other recommendations included a permit system for accountability, procedures for fines and punishment; rules be posted on dwelling units, and a percentage of TOT go to MB community for services from impact of STVR's.

b) There is a 12th update to the Land Development Code (LDC). We are on the list of changes that could affect Mission Beach. Chair will be submitting the PDO clarifications the Board approved a few months ago. If there are other definitions we could add or other clarifications, she would like to discuss them at the Board's July meeting.

Secretary's Report

Secretary John Ready asked to be sure that all of the Board Members are receiving the draft of the minutes by email before the meeting. He asked that members of the public please give their name before speaking so that it can be recorded in the minutes. He made a plea that persons should not speak out of turn nor interrupt the person who has the floor to speak. If there is a motion to deny a project, he asked the plan reviewers to cite the proper PDO section(s) on which the denial is based.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda) (7:30 p.m.)

- a) Dawn Reiley of Beautiful Mission Beach notified us that World Beach Games is sponsoring a beach cleanup at the volleyball courts near the jetty. Also, every Tuesday morning there is a beach cleanup that meets in front of Belmont Park. Olive café provides some baked goods.
- b) Gary Wonacott, Mission Beach Town Council President,
 - 1) passed out a chart of the main issues the town council is considering;
 - 2) stated that a motion was passed by the council asking that no traffic signal be installed on Mission Boulevard at Santa Barbara Place;
 - 3) a survey of the sidewalks showed a lot of disrepair, especially on the courts in North Mission;
 - 4) Police are regularly closing the gates at the jetty lots at night;
 - 5) Light poles on the boardwalk will be replaced.
 - 6) the Town Council Chairs of Mission Beach, Pacific Beach & La Jolla met about STVR's and the difficulty with the interpretations and definitions involved with City's STVR website.
- c) Carole Havlat passed out a five page handout to the Members from the Planning Department describing the functions of community planning groups.

REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative for Councilmember (“CM”) Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts)**

No government officials were in attendance.

BUILDING PLAN REVIEW (7:37 p.m.)

Action Item:

- **Alston Duplex CDP/TM (3816 Bayside Walk); Project No. 556840 Process 2 SECOND REVIEW: Coastal Development Permit and Tentative Map for the demolition of an existing residence for the creation of two 3-story residential condominium units with a combined total of 5,526 sq. feet; Presenter:**

Applicant/Architect Daniel Linn

Mr. Linn made the following changes:

- a) The building offset now goes all of the way up to comply with PDO §1513.0304 (d)(2)(A)(i);
- b) The planned bayfront parking area has been deleted and is now landscape;
- c) There is no tandem parking on the north side of the property because it is an active alley.

Motion #2 was made by Dennis Lynch and seconded by Brandon Soule to approve the project as presented.

VOTE For: 9 Against: 0 Abstain: 1

Motion passed.

[Gary Wonacott abstained because he was not given enough time to review the project]

- **Island Court Bayside CDP/SDP (821-827 Island Court); Project No. 600832 Process 3 – Coastal Development Permit and Site Development Permit for demolition of two (2) existing dwellings and construction of a new 3-story with roof deck, 4-unit multi-family residential structure measuring 5,096 sq. ft.; (7:43 p.m.)**

Presenter: Applicant Brandon Soule

Before starting the slides of the project, Mr. Soule of Bay Park Capital, a real estate investment company with offices in Louisville, KY as well as San Diego, introduced the owner, Anil K. Dutta. He then presented plans on the overhead screen. As a principal in this project, Brandon recused himself from voting on the project. He pointed out that two lots were combined to get extra parking. Dennis Lynch stated that he was not sure that the city would approve the parking as presented. There was discussion brought up by member of the public Andy Chotner about placement of the trash cans since there was no trash enclosure on the plans. Mr. Soule said that the trash enclosure would be reflected on plans brought to June meeting.

Dennis Lynch said that the plans were incomplete as shown so no motion would be made until complete plans with landscape were presented. Mr. Soule intends to bring completed plans to the June meeting.

- **Casa Hermosa CDP/SDP/Map Waiver (3422-3424 Bayside Walk) Project No. 560520 Process 3 – Coastal Development Permit, Site Development Permit, and Tentative Map Waiver to demolish a 2-story residential building and construct a new, 3-story, 3-dwelling-unit building for a total of 6,559 square**

feet of construction; (8:09 p.m.)

Presenter: Applicant/Architect Edward Sutton

The Architect Edward Sutton was the presenter with the owner Daniel Pick in attendance. The property is located on the southwest corner of Bayside Walk at Lido Court. The project is providing six parking spaces for the three units. The total building height is 29' 11".

Mr. Sutton pointed out that the coastal commission was requiring him to move his wall along Lido Ct. two feet south out of the city right-of-way to make the sidewalk wider. Further the Coastal Commission wants hard scape and no vegetation in that two foot setback. Other neighbors on Lido Ct. that have moved their walls out of the city right-of-way do have vegetation in that two foot space. Mr. Sutton wanted to hear a discussion of the vegetation issue from the planning board members to see if he could get support for placing vegetation in that two foot setback. He will come back next month for a possible letter of support.

Motion #3 was made by Brandon Soule and seconded by Dennis Lynch to approve the plans as presented except that no parking is allowed in the setback along Lido Court.

VOTE For: 8 Against: 1[McCarthy] Abstain: 1

Motion Passed.

[Gary Wonacott abstained because he was not given enough time to review the project]

NEW BUSINESS (8:51 p.m.)

Gary Wonacott made the following proposals:

- 1) A subcommittee should be formed to review land use issues and get access to plans ahead of time and add this as an agenda item for discussion at the next meeting. Dennis Lynch commented that the current method is most efficient. He's tried the subcommittee method before and it was not efficient. Debbie Watkins said we would review this as an information item at next meeting.
- 2) The Board should set an agenda item to make a plan with goals for the coming year. This will also be set on the agenda next meeting in the chairs' report.
- 3) The Board should develop a website like other community planning boards have done. Debbie Watkins disagreed stating the city already has a website that includes our board actions. Karen Mitchell, former town council president (her husband had been chair of MBPPB), said that there had been a website that was helpful. Website will be discussed at a later date.
- 4) He asked Debbie to put an agenda item to discuss STVR's on the June agenda.

Bob Simonson, member of the public, asked for an agenda item to make goals of the MBPPB, update the PDO and the Mission Beach Precise Plan. Chair said we are already working on PDO update. Precise Plan was updated last year by the developers in front of Coastal Commission over the objection of MBPPB.

There being no further business, Chair Debbie Watkins noted Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, June 19, 2018 at 7:00 p.m. in the Belmont Park Community Room.**

ADJOURNMENT (9:04 p.m.)

Motion #4 was made by Gernot Trolf and seconded by Brandon Soule TO ADJOURN the meeting.

VOTE For: 10 Against: 0 Abstain: 0
Motion Passed.

Submitted by: John T. Ready, Secretary