

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, July 17, 2018 @ 7 PM
Belmont Park Coaster Terrace - Community Room
Minutes of Meeting**

Board Members Present:

Michelle Baron	Dave Kvederis	Carole Havlat	Dennis Lynch
Josh Geller	John Ready	Brandon Soule	Gernot Trolf
Mike Meyer	Jenine Whittecar	Gary Wonacott	Debbie Watkins

Absent: Brian McCarthy

OPENING FUNCTIONS (7:07 p.m.)

Meeting was called to order by Debbie Watkins, Chair, at approximately 7:07 PM.

- **Approval of Minutes** for June 19, 2018 Meeting
Copies of the draft June 19, 2018 Minutes of Meeting were distributed and reviewed.
Corrections: None

Motion #1 made by Dave Kvederis and seconded by Gernot Trolf to approve the minutes as drafted.

VOTE: For: 11 Against: 0 Abstain: 0
Motion passed.

- **Revisions to Agenda**
Copies of the July 17, 2018 Agenda were distributed and reviewed. Debbie asked for a motion to add “Prevent Drowning Foundation” as an information item.

Motion #1 was made by Gernot Trolf and seconded by Dave Kvederis to revise agenda to add an information item from “Prevent Drowning Foundation” to discuss its upcoming ballot measure regarding the aquatic safety and junior lifeguard facility it will present to the City Council at its August meeting for approval to go on the November ballot.

VOTE: For: 9 Against: 2 Abstain: 0
Motion passed.

[Wonacott & Ready Against]

- **Chair’s Report (7:11 p.m.)**
 - 1) STVR’s: City Council voted down Mayor’s proposal that we discussed at our Special Meeting July 9, 2018. They voted instead for a proposal by Council Members Bry and Zapf 6-3-0 to limit STVR’s to a host’s Primary Residence for a maximum of 180 days plus one other unit on the same parcel where the host resides. The Coastal Commission will hold a hearing sometime on the proposal passed by the City Council.
 - 2) Our Appeal to the Planning Commission of the Mission Duplex DCP on San Luis Rey takes

place Thursday, July 19th at 9:00 am. Project Reviewers Dennis and Mike will present on behalf of the MBPPB.

3) Former Board Member, Mary Saska, says, “Hello” and is now living in Indiana and is opening a new restaurant, the Red Roof Café with her sister.

Secretary’s Report (7:12 p.m.) Secretary inquired to find out which members were not receiving the minutes in their email and made corrections where necessary.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda) (7:14 p.m.)

1) Dawn Reiley: Block Party, Saturday August 11, 2018, 17 businesses participating, tickets \$20.00, like a “Taste of Mission Beach”, beach cleanup volunteers get ½ price tickets.

REPORTS FROM GOVERNMENT OFFICIALS (7:18 p.m.)

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

Lori Zapf thanks all of the support she got from residents on her motion to restrict STVR’s at the City Council meeting July 16, 2018. There will be a second reading of the motion in August . Bruce handed out copies of the motion.

OTHER

Information Item: (7:22 pm)

Citywide Tree Planting Program—Presenter: Lesley Heneger, Sr. Planner, City of San Diego. Lesley handed out a lot of information about the use of trees in San Diego as part of the Climate Action Plan. She then presented a Power Point presentation about trees as they apply to San Diego.

Information Item:

Prevent Drowning Foundation: Byron Wear, Buck McKenna

They started presentation by passing out a handout. Buck McKenna reported that the Prevent Drowning Foundation wants to build Jr. Lifeguard facilities either on Mission Bay near Bonita Cove or in Mission Beach Park. The Foundation is trying to get a ballot measure in the November election to allow this. They are appearing in front of the Council on July 31st. After a critical review of the Foundation’s proposal by Public Member, John Vallas, many Board Members and persons in the audience did not want the facility in Mission Beach Park based on the following:

1. The size and impact of building a 30 foot facility would eliminate the grassy recreational area along the boardwalk used by the public;
2. Drop-off and pick-up scenario added to traffic congestion along Mission Boulevard; and,
3. There is a need for additional parking at Belmont Park.

BUILDING PLAN REVIEW Action Item: (8:05 p.m.)

- **Island Court Bayside CDP/SDP (821-827 Island Court); Project No. 600832 Process 3 SECOND REVIEW – 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.. This project is located in the Airport Influence Area 2.

(8:05 p.m.)

Presenter: Applicant Brandon Soule (He is also a MBPPB Member.) The property owner is present.

This is the second time the Board has considered this project. Brandon had presented this project at our May meeting. Based on comments by Plan Reviewer Dennis Lynch, Brandon said he would make changes and bring the project back before us. He showed that there was 75% soft landscaping where only 50% was required. He showed us pictures of the succulent plants he was using. He pointed out there were four tandem parking spaces for a total of eight spaces as required.

Plan Reviewer Dennis Lynch pointed out those incorrect measurements on the former plan had been corrected. He said the landscape was now satisfactory.

Board Member Gary Wonacott asked if the City made any engineering comments. Brandon said that only about the drainage.

Motion #1 was made by Plan Reviewer Dennis Lynch and seconded by Plan Reviewer Mike Meyer to approve the project as presented without exception.

VOTE: For: 10 Against: 0 Abstain 1

[Brandon Soule recused himself since he was the presenter of the project.]

Vitale Residence CDP (850 Isthmus Court); Project No. 583807 (Process 3) – Coastal Development Permit for a second and third story addition of 672 sq. ft. to an existing 1,310 sq. ft. residence; This project is located in the Airport Influence Area 2;

Presenter: Applicant Architect Scott Spencer (Plans dated 5/15/18) Owners are present.

This is currently a two story residence with no legal parking. He is remodeling to make a three story building with 200 sq. ft. legal parking, keeping the same stucco as the style of the current house. He is increasing the landscape and will comply with the City's request for runoff.

Plan Reviewer Mike Meyer started off questioning the over-height fence, square footage of house proposed, size of garage and floor area ratio. An unusual problem is created because the existing house has a zero lot line. Plans show third floor is moved in 5 ft. from the lot line, but Mike thinks it also needs to be set at a 45 degree angle.

Gary Wonacott asked if the foundation was adequate. The architect said it needed to be reinforced.

Motion #2 was made by Plan Reviewer Mike Meyer and seconded by Plan Reviewer Brandon Soule to deny the project based on the following defects:

- 1. City needs to check lot coverage with third floor overhang;**
- 2. Trees need to be within 5 ft. of building;**
- 3. Reduce the wall to 3 ft.;**
- 4. City needs to check floor area ratio including overhang;**
- 5. Third floor interior side yard setback needs to come in 3 ft. and then go up at a 45 degree angle; (1513.0304 (c) (3) (B) (i))**

Vote: For: 10 Against: 0 Abstain: 1

[Abstain: Gary Wonacott: because he did not get enough time to review plans.]

Chair Debbie Watkins said she would start providing plans ½ hour before meeting for review.

Board Communication

Information Item: Airport Noise Advisory Committee (“ANAC”) Technical Advisory Committee (“TAC”), and Citizen Advisory Committee (“CAC”) Updates (8:54 pm)

Chair Debbie Watkins provided updated information to the Board and members of the public in attendance about the above listed committees. Please see Exhibit A attached to read the full text of her update.

Planning Board Member Gernot Trolf, also a member of the Citizen Advisory Committee, announced there would be a meeting July 19, 2018 and then there would be a final meeting later. There had already been one meeting in February, 2018. The meeting is held at the Airport Noise Office in Liberty Station.

Board Member Gary Wonacott said that South Mission is more affected by airport noise than the rest of Mission Beach. Gary and the Chair had a disagreement about what should be discussed at the Planning Board meeting and what had been decided or not decided at the CAC or TAC. The Chair asked Gary to give his questions to CAC member Gernot.

Public Member, Jeanne Mershon indicated the airplane noise is significantly worse than it has been in the past. The Chair asked her as well as all interested persons in attendance to come to the next ANAC meeting in August and voice their complaints in that forum. Mission Beach just does not register enough complaints to make an impact.

Board Communication (Continued) (9:23 p.m.)

Possible Action Item:

Review Mission Beach Planned District Ordinance (“PDO”) Clean-up and Clarifications for 12th Update to the Land Development Code

The Chair passed out proposed clarifications by the board members and there was a discussion. Chair will keep the Board advised if the clarifications are added to the 12th update of the Land Development Code.

New Business

Member of the public, Bob Simonson, felt it would be a good idea to form a subcommittee to look into these matters. The Chair said she would put it on the agenda as a possible action item for September. a subcommittee at the September meeting with Bob as a member of that subcommittee.

Board Member Gary Wonacott asked and the Chair agreed that the agenda for the September meeting will include a possible action item to put together a plan for what the Board intends to do in the coming year.

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, September 18, 2018 at 7:00 p.m. in the Belmont Park Community Room.**

ADJOURNMENT (9:35 p.m.)

Motion #4 was made by Dave Kvederis and seconded by Carol Havlat TO ADJOURN the meeting.

VOTE For: 11 Against: 0 Abstain: 0
Motion Passed.

Submitted by: John T. Ready, Secretary

EXHIBIT A

ANAC Update - The reconstituted ANAC held its first meeting on June 20th Now, the MBPPB's representation on ANAC is limited to a 2-yr term contingent upon the number of complaints reported from the community. Early Turns over MB have decreased from a high of 112 in February 2017 to 4 in Jan 2018, 7 in February March and May and 5 in April. Total Complaints from PB and MB only totaled 7 from April to May. Other reports can be found on the links provided. If you have an issue where planes are flying, please use Flightracker to file a noise complaint with the Airport Noise Office, or you can call the noise complaint line. Be sure to pick up a copy of the important links before you leave the meeting.

Part 150 Study, TAC & CAC Update

Part 150 studies typically consist of two primary components: (1) the Noise Exposure Map report which contains detailed information regarding existing and 5-year future airport/aircraft noise exposure patterns, and the Noise Compatibility Program (NCP) report which includes descriptions and an evaluation of noise abatement and noise mitigation options/programs applicable to an airport.

The Airport Authority is in the process of updating the Part 150 including new NEMs and an update to the NCP. As part of this effort, a Citizen Advisory Committee (CAC) and Technical Advisory Committee (TAC) have been established to review information and provide input on the study update.

TAC Update:

Project

Objectives:

- Evaluate and determine feasibility of potential procedure designs to meet the intent of ANAC recommendations
- Provide preliminary design concepts for RNAV (Area Navigation to a Waypoint) or SIDS (Standard Instrument Departure Procedure) and or STARS (Standard Instrument Arrival Route) based on:
 1. Safety
 2. FAA Performance Based Navigation (PBN) design criteria
 3. FAA ATC Rules, Policies, and Procedures
 4. Conduct noise screening analysis on feasible alternatives
 5. Provide recommendations to SDCRAA

At the May 31st TAC meeting, we reviewed draft modeling by technical consultants regarding ANAC Subcommittee Recommendations 14, 15 and 16 Design Concepts

ANAC Subcommittee Recommendation 14 looks at revising PADRZ SID or create new procedure to reduce increased noise in La Jolla, MB and PB, including Nighttime Alternatives

ANAC Subcommittee Recommendation 15 looks at reducing noise over Pt Loma Peninsula and La Jolla by revising 22000 to reduce or eliminate flights over Pt. Loma Peninsula, and reduce or eliminate eastbound turns over La Jolla

ANAC Subcommittee Recommendation 16 looks at reducing arrival noise over La Jolla and East County Communities

The TAC made recommendations based on our review of the draft modeling of proposed flight paths were submitted after the meeting and can be found on the link to the July 19th CAC Meeting (2nd meeting link). The CAC will then review the draft modeling and the TAC recommendations at its July 19th.

TAC members have not reviewed their revised design recommendations since we provided them after the meeting, but they are included on the CAC meeting link.

After the design concepts and modeling is completed, a noise analysis study will be included on the recommended design concepts.

When the CAC and TAC have completed their review and recommendations, public workshops will be held for input from community members.

The CAC will meet on July 19th from 2:00-4:00 p.m. Both the CAC and TAC will meet again on August 30, 2018. **The TAC will meet from 10:00 a.m. - Noon and the CAC will meet from 2:00 - 4:00 p.m.** Meetings will be held at the Airport Noise Offices in Liberty Station, 2722 Truxtun Road, San Diego 92106.