

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
 Tuesday, November 20, 2018 @ 7 PM
 Belmont Park Coaster Terrace - Community Room
 Minutes of Meeting**

Board Members Present:

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

Absent: Josh Geller, Mike Meyer

OPENING FUNCTIONS (7:05 p.m.)

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

- **Approval of Minutes** for October 16, 2018 Meeting
 Copies of the draft October 16, 2018 Minutes of Meeting were distributed and reviewed.

Motion #1 was made by Brandon Soule and seconded by Carol Havlat TO APPROVE the minutes as corrected.

VOTE: For: 7 [Baron, Havlat, Lynch, McCarthy, Soule, Trolf, Whittecar]

Against: 1 [Ready] **Abstain: 0**

Motion #1 passed.

- **Revisions to Agenda**
 Copies of the November 20, 2018 Agenda were distributed and reviewed. There were no revisions to the agenda.
- **Chair’s Report (7:20 p.m.)**
 There are two new vacancies on the Board. Gary Wonacott was removed at the October meeting so his seat in District One is now vacant. He had one year left on his term. A candidate can run for that District One vacancy in the election at the March, 2019 meeting. Dave Kvederis resigned his seat in District Four effective October 16, 2018. He had one year left on his term. A candidate can run for that District Four vacancy in the election at the March, 2019 meeting as well. The Chair read Dave’s letter of resignation.

At the October 17, 2018 Airport Noise Advisory Committee (ANAC), our representative on that committee, Debbie Watkins, requested information concerning complaints made. It is the job of the ANAC to collect and correlate data. She asked that the complaints be broken down between the Airport Authority’s authorized method of complaints vs. third party methods of making complaints. There is only one third party method of complaining. The next meeting will be December 19, 2018 at 4:00 pm, at the Holiday Inn, 4875 North Harbor Drive.

- **Secretary’s Report**
 No report given.

PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda) (7:27 p.m.)

Larry Webb commented on aircraft noise over his house on the oceanfront at Capistrano Pl.

REPORTS FROM GOVERNMENT OFFICIALS (7:46 p.m.)

- **Bruce Williams, Community Representative for Councilmember (“CM”) Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts):** Mr. Williams was not present, but had sent a letter to the Chair for reading to the attendees concerning the fact he would no longer be the District 2 representative and that he had enjoyed attending our meetings.

OTHER

Action Item:

Mission Boulevard Maintenance Assessment District—Discuss and approve proposed Budget for FY 2020 (July 1, 2019—June 30, 2020): Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space—MAD’s

Mr. Cordova passed out a budget worksheet pointing out that the budget remained the same as last fiscal year. After a discussion by the Board, the following motion was made: (7:47 p.m.)

MOTION #2 was made by Brandon Soule and seconded by Jenine Whittecar to use Black Criva decomposed granite, or if not feasible, Southwest Brown decomposed granite in the tree wells.

VOTE: For: 8 [Baron, Havlat, Lynch, McCarthy, Ready, Soule, Trolf, Whittecar]

Against: 0 Abstain: 0

Motion #2 Passes.

MOTION #3 was made by Michelle Baron and seconded by Brandon Soule TO APPROVE the 10/23/2018 (Final Draft #1) budget as presented by Mr. Cordova.

VOTE: For: 8 [Baron, Havlat, Lynch, McCarthy, Ready, Soule, Trolf, Whittecar]

Against: 0 Abstain: 0

Motion #3 Passes.

BUILDING PLAN REVIEW Action Item: (7:49 p.m.)

Portsmouth Residences - CDP: Project No. 532008; Coastal Development Permit and Site Development Permit to demolish one single dwelling unit and construct two, three- story single dwelling units totaling 4,305 sq. ft. on two contiguous lots at 833 & 837 Portsmouth Court (Proposed plans dated 8/2/18 and Landscape Plans dated 1/14/17); Presenter: Architect Bill Metz of Primary Design, Inc.. The owner, Scott Sinnett, was not present.

This is the second time this project came before the Board.

PDO § 1513-03B “Enclosed Allowable Encroachments” provides the only allowable encroachments into the interior side yard. A stairway and porch in the interior side yard is not listed in that section and therefore is not allowed.

MOTION #4 was made by Dennis Lynch and seconded by Brian Soule TO APPROVE the project on the condition that there be no raised porch on the interior side yard as an encroachment.

**VOTE: For: 8 [Baron, Havlat, Lynch, McCarthy, Ready, Soule, Trolf, Whittecar]
Against: 0 Abstain: 0**

Motion #4 Passes.

BOARD COMMUNICATION (8:06 p.m.)

Action Item

Discuss and approve Draft Administrative Changes/Clean-up of Bylaws Pertinent of the MBPPB (Please refer to the Attachment at the end of these minutes to see the full text.)

The Chair passed out a page with the proposed three changes to the Bylaws. The Board discussed the proposed changes.

MOTION #5 was made by Gernot Trolf and seconded by Jenine Whittecar TO APPROVE the changes as presented with one correction in #3. The phrase “last 12 meetings” shall be changed to “last 9 meetings”.

**VOTE: For: 7 [Baron, Havlat, Lynch, McCarthy, Soule, Trolf, Whittecar]
Against: 1 [Ready] Abstain: 0**

Motion #5 Passes. (8:27 p.m.)

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, January 15, 2019, at 7:00 p.m. in the Belmont Park Community Room.**

ADJOURNMENT (8:35 p.m.)

Motion #6 was made by Gernot Trolf and seconded by Brandon Soule TO ADJOURN the meeting.

**VOTE: For: 8 [Baron, Havlat, Lynch, McCarthy, Ready, Soule, Trolf, Whittecar]
Against: 0 Abstain: 0**

Motion #6 Passes.

Submitted by: John T. Ready, Secretary

**Draft Administrative Changes/Cleanup of Bylaws Pertinent to the MBPPB
Effective February 1, 2019**

1. ADD: Underlined wording

ARTICLE IV Vacancies

Section 1. The Mission Beach Precise Planning Board shall find that a vacancy without prejudice exists upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning group's secretary's report showing a third consecutive absence or fourth absence in the 12-month period of April through March each year, of a member(s) from the planning group's regular meetings, or relocation beyond the parameters of Mission Beach. When a vacancy without prejudice occurs, a Board Member may be eligible to run for a vacant seat on the planning group in the future.

A vacancy with prejudice may also exist following a vote of the Mission Beach Precise Planning Board as described in Article III, Section 5 of Council Policy 600-24 related to ineligibility, or following conclusion of a member-removal process conducted under Article IX of the Policy, or due to adopted bylaws violations, or when a Board member violates a sanction motion by the Board for ongoing violations. A Board Member removed for ongoing violations of a sanction motion will not be eligible to run for a vacant seat on the planning group for three years.

2. DELETE: Paragraph (d) in its entirety from this section:

ARTICLE VIII Planning Group Policies and Procedures

(d) Community Recall of a Board Member

Any member of the Planning Board may be recalled separate from committing a violation by a majority vote of eligible voters present and voting from the community at a special meeting called for that purpose. Such a meeting must be initiated by a petition signed by 250 eligible voters from the community. The petition must be completed in any thirty (30) day period with dated signatures thereon. The special meeting must be called within thirty (30) days after the petition is submitted to the Board. Any vacancies resulting from a community recall may be filled by an election held at the meeting. Only one (1) Board member from each area may be recalled in any ninety (90) day period. The election secretary will review all signatures and the Chair will certify that the signatures are valid.

3. DELETE Underlined Wording

EXHIBIT B: Mission Beach Precise Planning Board Election Procedures

Nominees must attend at least one regularly scheduled meeting of the Mission Beach Precise Planning Board's last 9 meetings prior to the February regular meeting preceding the election prior to being nominated and must be present in order to confirm their interest in being nominated. If a nominee is eligible to represent multiple areas, they must state which area they wish to represent for the entirety of their term. Please note that attendance at the regularly scheduled February meeting would meet the attendance qualifications.