

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
 Tuesday, April 16, 2019 @ 7:00 PM
 Belmont Park Coaster Terrace - Community Room
 Minutes of Meeting**

Board Members Present:

Michelle Baron	Becky Abbott	Scott Morrison	Dennis Lynch
Brian McCarthy	Mike Meyer	John Ready	Debbie Watkins
Gernot Trolf			

Absent: Jenine Whittecar, Brandon Soule

OPENING FUNCTIONS (7:10 p.m.)

Meeting was called to order by Debbie Watkins, Chair, at approximately 7:05 PM. The two new members, Becky Abbott and Scott Morrison, each with a three year term ending 2022, were officially welcomed to the Board and seated at the front.

Approval of Minutes for March 19, 2019 meeting

Copies of the draft minutes of the March 19, 2019 meeting were distributed and reviewed. There were no corrections or additions to the minutes, so they were approved by unanimous consent.

Revisions to Agenda

Copies of the April 16, 2019 Agenda were distributed and reviewed. There were no revisions to the agenda.

Acting Chair’s Report

Reminder that airport noise complaints can be filed with the Airport Noise Office in three ways as listed on the handout. When you use one of the 3 ways to file a complaint directly with the Airport Noise Office, your complaint will be reviewed and someone will contact you, if you request. Public comments regarding aircraft noise and flight paths are made at the Airport Noise Advisory Committee (ANAC) meetings not the Mission Beach Precise Planning Board meetings. We are all aware of the incessant aircraft noise over Mission Beach. ANAC is an advisory committee only but it is important that other voting representatives – mostly from 65+decibel communities—hear concerns from Mission Beach residents, and noise complaints be registered with the Airport Noise Office so they can be included in monthly complaint statistics. The next ANAC meeting takes place tomorrow at 4 PM at the Holiday Inn Bayside on Harbor Drive, 1st Floor.

Acting Secretary’s Report

The Acting Secretary discussed the following items:

- Absences for the term April, 2018 through March, 2019 are not counted during this term.
- The Housing Crisis Act of 2019, Senate Bill 330 could make some significant changes to the Precise Plan and the PDO.
- According to the MBPPB Bylaws, Article VIII, §1, (c), (4), if a member has been elected in an area where that person does not meet the eligibility for that area, then that member may only represent that area until the next regular election.

- The Secretary explained his reasons for not running for Secretary in the April 19, 2019 election of officers and encouraged other members to run for Secretary.

PUBLIC COMMENT (Time allotted per speaker is determined by the Chair and, in general, is limited to 3 minutes for non-Agenda items within the purview of the Board. There will be no personal attacks on any members or comments relating to airplane noise or the ANAC.)

Gary Wonacott commented concerning the increasing noise from airplanes flying over South Mission Beach and news from ANAC. Mr. Wonacott was judged out of order and asked to sit down based on the fact he was speaking at the wrong forum for airplane noise issues.

REPORTS FROM GOVERNMENT OFFICIALS

Michaela Valk, Representative from Assemblyman Todd Gloria’s Office

Ms. Valk discussed AB 1731 concerning Short Term Vacation Rentals (STVR’s). This bill puts the burden on the platforms like Airbnb to only allow whole home rentals without the resident on the premises for a maximum of 30 days per year. However, each of the many STVR platforms can rent the property for the host 30 days per year. If the resident is on the premises, then there is no limit per year. A resident is defined as someone who lives on the premises for at least 270 days per year. If a qualified resident has a duplex, the duplex unit can be rented 365 days per year. There is a five year sunset clause on the bill which only applies to San Diego County.

Ms. Valk also spoke about AB 8012 & 1112 that had to do with scooters. Electric bicycles and scooters must be regulated for safety reasons by a city before they can be allowed in that city. Also, each scooter must have an individual identification. This is to take effect in January, 2020.

Seamus Kennedy, the community representative for Mission Beach from the office of District 2 Council Member Jen Campbell

Mr. Kennedy announced that the City Council was going to discuss electric scooters and bicycles at the April 23rd meeting. Issues on the table are liability, higher levels of accountability, geo-fencing, 8 mph speed limits, corrals for scooters and ADA compliance. Beginning November, the Bonita Cove section of the park is being improved. Members and others in attendance had questions and comments about the scooter problem.

OTHER

Information Item:

AC Water & Sewer Group 1018 Update; Liborio (Lee) Ruiz, Construction Manager, City of San Diego; Paula Roberts, MA, President, Aqua Community Relations Group

Paula Roberts displayed a map detailing when and where the pipelines would be installed.

The project needed to be broken into separate parts due to the summer moratorium.

In answer to questions, the alleys will just have asphalt until the utility undergrounding is done and then the alleys will be cemented. Scott Morrison pointed out the dangerous situation when the asphalt patches begin to sink, there is a two inch concrete “step” that is easy to trip over. Mr. Ruiz said that he would come out to take a look at the situation and make repairs.

Information Item:

Belmont Park Update; Presenter: Dan Hayden, PE, Director of Engineering, Pacifica Real Estate Services, Inc.

Dan Hayden said that the plunge plumbing and electrical is being checked and that the plunge opening is scheduled for June 1st. The tiling is beautiful. Fit Athletic is the operator of the health club. He was not sure of the pricing. Pacific will re-landscape the portion of the land between the elevator and public bathroom. There has been a lot of permitting problems getting that accomplished in conjunction with the parking plan. The valet spots will be near Mission Boulevard. There are plans to put security cameras in the parking lots. Scott Morrison asked about using White Asphalt a new product which lowers the reflective heat substantially. Dan said he would look into using white asphalt in the repaving of the parking lots.

BUILDING PLAN REVIEW: ACTION ITEM

Bruzzese – CDP; Project No. 611846; Coastal Development Permit to demolish one single dwelling unit and construct two, three-story single dwelling units and one attached garage totaling approximately 2,927 square feet, located at **730 Ensenada Court**. The 0.06-acre site is located within the Airport Influence Area, Airport Noise Contour, FAA Part 77 Notification Area, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact (Beach and Coastal), Residential Tandem Parking, and Transit Priority area overlay zones and the MBPD-R-S zones of the Mission Beach Precise Plan and Local Coastal Program; Presenter: Scott Frontis, Frontis Architecture; the owner was not present.

There are a total of four parking spots for a duplex with a two bedroom and a three bedroom unit. He described the outside of the building and the landscaping. Mr. Frontis said that the City had checked off everything. There is no specific structure designed for trash can storage. Mike Meyer pointed out some issues with the dormer and the deck on top of it. Dennis Lynch was concerned about the 21 foot turning radius into the garage.

MOTION #1 was made by Mike Myer and seconded by Gernot Trolf to approve the project with the following conditions:

1. The dormer is 18 feet on the plans and must be reduced to 10 feet wide; it violates “Dormer Definition” in the PDO;
2. The roof deck on the dormer must observe the 45° setback; [PDO §1513.0304(d) (4) (C); Page 15-13-3-12]
3. The City must confirm a 21 foot turning radius into the garage.

VOTE: FOR: 8 AGAINST: 0 ABSTAIN: 0
MOTION PASSED

BOARD COMMUNICATION

Action Items:

- **Fill vacant Area Representative seats with eligible candidates from Areas 1,4 and 5 by a majority of voting members of the MBPPB**
Only one person is interested in joining—Josh Geller. He presented information about himself and apologized for missing the required number of meetings.

Motion #2 was made by Michelle Baron and seconded by Gernot Trolf TO APPROVE Josh Geller as a member for the remainder of a two year term in Area 1.

VOTE For: 8 Against: 0 Abstain: 0
MOTION PASSED.

- **2019 Election of Officers by MBPPB Members**

Dennis Lynch nominated Debbie Watkins as Chair. Michelle Baron seconded the nomination. The vote was unanimous for Debbie to be Chair. There were no other nominees.

VOTE For: 8 Against: 0 Abstain: 0
Debbie Watkins elected Chairperson

Becky Abbot nominated Gernot Trolf for Vice Chair. Michelle Baron seconded the nomination. The vote was unanimous for Gernot to be Vice Chair. There were no other nominees.

VOTE For: 8 Against: 0 Abstain: 0
Gernot Trolf elected Vice-Chairperson

Gernot Trolf nominated Debbie Watkins to be Secretary. Dennis Lynch seconded the nomination. Prior to the vote, there was a discussion as to whether Debbie Watkins should be both Chair and Secretary at the same time. There were no other nominees.

VOTE For: 6 Against: 2 Abstain: 0
Debbie Watkins elected Secretary
(For: Baron, Abbott, Lynch, McCarthy, Meyer, Trolf; Against: Ready, Morrison)

Motion #3 was made by Brian McCarthy that the Board thank John for being secretary during the last year. Some of the members thanked John.

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, May 21 at 7:00 p.m. in the Santa Clara Recreation Center (Bay Room).**

ADJOURNMENT (9:10 PM)

Motion #4 was made by Gernot Trolf and seconded by Becky Abbott TO ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0
MOTION PASSED.

Submitted by: John T. Ready, Acting Secretary