

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, February 16, 2021 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Meeting**

Board Members Present:

Michelle Baron	Josh Geller	Gloria Henson	Dennis Lynch
Brian McCarthy	Scott Morrison	John Ready	Bob Semenson
Brandon Soule	Gernot Trolf	Debbie Watkins	Jenine Whittecar

Absent: Rebecca Abbott

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:32 PM and a quorum was confirmed. She announced that Jenine Whittecar and Michelle Baron will be taking the minutes of this Zoom Meeting as Acting Secretaries.

Administrative Items

- **Revisions to Agenda**
Copies of the Agenda for the February 16, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for January 2021
Copies of the draft January 19, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. Brian McCarthy pointed out a typographical error on page 4, Motion 3, second sentence, *change* “say” to “stay.” John Ready stated the administrative guidelines advise that minutes record speakers and public testimony.

Motion #1 was made by Josh Geller and seconded by Bob Semenson TO APPROVE the January 19, 2021 Minutes of Meeting via Zoom Conference with typographical error correction as referenced above.

VOTE For: 10 Against: 1 Abstain: 0

Motion passed. [Against: J. Ready]

REPORTS FROM GOVERNMENT OFFICIALS

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**
Seamus Kennedy commented that Mayor Gloria is reviewing the street vendor and short term vacation rental ordinances. Seamus mentioned he is keeping up on the Orion project in North Mission regarding paving. He took questions from the Board and public concerning recall of CM Campbell, scooters, and when the street vendor ordinance will be implemented after it passes, among others.

OTHER

Information Item:

- **Mission Beach Water & Sewer Replacement Project (South Mission Beach between San Fernando Place and San Diego Place):** Replace existing sewer pipeline with 8” and 10” diameter pipes with depths ranging from 3’ to 10’. Three new manholes will be installed requiring a 10’ x 10’ excavation area (with depths ranging from 3’ to 5’). All

roads and alleys will be resurfaced after the project is completed. Proposed approx. schedule: Spring 2021 to Summer 2023. **Presenter:** Matthew Veverka, P.E., Associate Civil Engineer, City of San Diego, Engineering & Capital Project

Matthew Veverka introduced himself and explained the logistics of the project. He presented the map with color coding that depicted the project area within South Mission Beach between San Fernando Place and San Diego Place. He informed the group that all streets will be repaved after the project is finished.

Board Members and the public were given the opportunity to ask questions and express concerns. Many of the questions and concerns compared problems with the sewer and water replacement project in North Mission Beach handled by Orion Construction. Mr. Ververka pointed out Burtech Pipeline will be handling this project. Several concerns were raised including staging of the construction equipment, parking and alley access to private garages, and length of time for the project, to name a few. Chair asked Mr. Ververka to come back to the Board's March 16th meeting to follow-up with answers to many of the questions raised. He agreed to come back.

BUILDING PLAN REVIEW

Action Item:

- **3856 Bayside Walk CDP (Process Three); Project No. 651186;**
Proposal for the demolition of three (3) existing buildings with four (4) dwelling units and an attached parking garage with a total floor area of 2,990-square feet and the construction of a 4,717-square foot three-story multi-family building with three (3) dwelling units. The 0.09 –acre site is located at **3856 Bayside Walk, 829 Tangiers Court and 833 Tangiers Court** in the Mission Beach Planned District, Sub-District R-N (MBPD-R-N) Zone, First Public Roadway, Coastal (Appealable) Overlay, Coastal Height Limitation Overlay, Parking Impact Overlay (Beach and Coastal Impact Areas), Transit Area Overlay, Transit Priority Area, and Residential Tandem Parking Overlay Zones with the Mission Beach Community Plan area.
Presenter: Jeffrey D. Thaxton, AIA, NCARB – Thaxton Designs; Garrett van Leeuwen, AIA

Architects Jeffrey Thaxton and Garrett van Leeuwen represented the owners, who were not present.

Architects Jeffrey Thaxton and Garrett van Leeuwen presented their proposed project. They pointed out there will be six (6) parking spaces as required for the three (3) units. They noted the owners are a family trust; the building consists of three different homes that will be used by family members for vacations; the property will not be sold or rented; and the upper deck will be used by all three (3) units.

Project Reviewers Dennis Lynch and Brandon Soule reviewed the proposed plans for the Board. Dennis Lynch commented he found no problems with the project. He complimented the architects on a good job in meeting the PDO's requirement.

Board Members and public were given an opportunity to ask questions and make comments. Board members expressed concern about parking space No. 6 that appears to be right on top of the neighbor's front door, and location of trash cans. Architect van Leeuwen pointed out that the door is a kitchen door not a front door – parking meets minimum requirements, and that a corral

will hold 6 trash cans and 8 bikes. A member of the public asked whether the patio furniture would be taller than the three-foot height of the wall – Answer: the size of the patio furniture is not dictated by the architects.

After further discussion, the following motion was duly made:

Motion #2 was made by Brandon Soule and seconded by Josh Geller TO APPROVE the proposed project at 3856 Bayside Walk, 829 Tangiers Court and 833 Tangiers Court, as presented.

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

Action Item:

- **3482-86 Bayside Walk CDP; Project No. 630867;** (Process Three) Coastal Development Permit for the remodel and 748 sq. ft. addition and 364 sq. ft. roof deck, for a proposed total size of 2,880 sq. ft. two-story duplex. The 0.060-site is located at 3482-86 Bayside Walk in the Mission Beach Planned District Residential Zone, Coastal (Appealable), First Public Roadway, Coastal Height Limitation, Geologic Hazards (31) Sensitive Vegetation, FEMA Floodways & Floodplains, Parking (Beach and Coastal) Impact, Residential Tandem Parking, Transit Area, and Transit Priority Areas Overlay Zones within the Mission Beach Precise Plan and Local Coastal Program Addendum.
Presenter:Alex Zier, Plumblin Design

Owner, Duane Shinnick, was present.

Alec Zier presented the proposed plans. He noted the structure was built in 1952.

Project Reviewers Brandon Soule and Dennis Lynch reviewed the proposed plans for the Board.

Project Reviewer Brandon Soule asked whether the owner planned to keep the existing concrete patio. Mr. Soule pointed out the PDO's landscaping regulations require a minimum of 50% of the required 10-foot yard along Bayside Walk shall be landscaped with any combination of trees, shrubs and ground cover i.e., a permeable planting surface. Brandon recommended that in order to accomplish that requirement, the existing concrete patio would need to be reduced to accommodate landscaping at grade and in ground planting. He noted that consistent with the PDO, raised planter boxes do not count toward the required 50% landscaping requirements and that the Coastal Commission mandates for rain and water to go into the ground.

Owner Duane Shinnick commented he has owned the property for 28 years. He stated his belief is that front patio qualifies as a previously-conforming use and as such with the small addition, no landscaping is required in the front patio. He noted the City and the MBPPB disagrees with that. He stated that any removal of the front patio would not allow enough room to put a table and chairs.

Project Reviewer Brandon Soule pointed out that the 100% concrete patio is considered a non-conforming use according to the PDO, and any new development or work with a 50% increase must meet current PDO standards.

Project Reviewer Dennis Lynch discussed the problem with the turning radius. He pointed out the duplex requires a 21-ft turning radius from the far side of Bayside Lane up to the entry way of the parking. Mr. Lynch suggested the possibility of dual tandem parking. He instructed that the 21-ft turning radius will require bringing the walls of the building back two (2) feet from the line on the alley.

After further discussion, the following motion was duly made:

Motion #3 was made by Dennis Lynch and seconded by Brandon Soule TO DENY the proposed Project No. 630867 at 3482-86 Bayside Walk, as presented.

VOTE For: 11 Against: 0 Abstain: 0

Motion passed.

Chair Watkins gave the Owner the opportunity to revise the proposed plans as discussed and present a Second Review at the MBPPB's March 16th Meeting via Zoom. The Owner agreed.

NON-AGENDA PUBLIC COMMENTS (Time allotted to each speaker will be limited to one minute for Non-Agenda Items within the Board's jurisdiction subject to time and technological constraints.) **None.**

BOARD COMMUNICATIONS

- **Chair's Report**

1. March 2021 Election of Area Representatives. Chair announced that since our election process is complicated and any other method like a mail-in ballot would be very difficult, cost us money, and is very time consuming for us to handle, the March 2021 Election of Area Representatives will be postponed and the current members will be allowed to stay on the Board until the Governor's Executive Orders have been removed. The City has given community planning groups that option. Chair will contact each Area Representative whose terms have expired to put them on notice.

2. Airport Noise Advisory Committee ("ANAC") meets tomorrow at 4 PM via zoom. One of the issues to be discussed is the nighttime departure procedure. Chair explained that since the 1990's all planes departing the airport from 10 PM to 11:30 PM are directed over Mission Beach on a 290 degree heading – unpublished FAA procedure – which disperses planes north over Mission Beach 15 degree north and south and creates early turn scenarios and noise over Mission Beach.

Chair commented that since the RNAV (satellite-based) PADRZ was implemented a few years ago, planes with a satellite based navigation system departing a night after 10 PM are directed on PADRZ on a 293 degree heading. All planes heading east are given a 290 degree heading instead of flying the ZZOO RNAV departure. The FAA has made it clear that its practice is to reduce noise over non-compatible areas or prevent the introduction of new-non-compatible land uses, not create new noise impact in 65+ decibel communities. In other words – not shift noise from one community to another. Since Mission Beach is not in the 65+ decibel contour and the planes have historically departed over Mission Beach, the plan is to continue that practice.

To help mitigate the noise, 2 options will be considered tomorrow. Chair noted that neither option helps mitigate the noise over Mission Beach. Option 1 has all planes departing on the

293 PADRZ heading and Option 2 has all planes departing to the north on the PADRZ (293 heading). Planes departing to the east that fly on the ZZOOO during the day will depart on a new RNAV (satellite-based) departure that will be developed that mimics the current unpublished 290 degree heading. Geographically, planes departing on the 290 heading fly over the South Mission Beach Lifeguard Station. The PADRZ 293 departure heading moves the planes a few block north in South Mission Beach.

Chair stated Option 2 appears to be the best option for Mission Beach. She explained that she proposed a new heading called SLEPN (acronym for sleeping) for another procedure and will suggest that again for the RNAV satellite-based procedure at this meeting. In addition, Chair will be proposing that the airport noise office and consultants prepare noise modeling for these Options, and she will ask ANAC members to continue the vote on this nighttime departure procedure until that has been accomplished to help Mission Beach and other members of ANAC determine how much or how little the shift will affect noise over Mission Beach.

Action Item:

- **Proposed STR Ordinance** – Review, discuss and approve draft Letter to the City Council for its February 23, 2021 hearing

Chair distributed a copy of the draft Letter she prepared for review. Board Members and the public were given the opportunity to comment and make changes. The following changes and additions were made:

1. Page 2 – Change “six-month rentals” to students to: “nine-month rentals” (D. Watkins)
2. Page 3, Section 8 – Add: “one to three unit buildings” to identify multi-family residences (M. Meyer)
3. Page 2 – Change “15% - 20%” to: “10% - 15%” (G. Henson)
4. Page 2, Parking requirements – Add wording “based on fire codes” and state clearly that any units must meet parking standards (B. Semenson)
5. Add: Paragraph on *Lottery System* (J. Ready)
6. Page 1, first paragraph – Change “solution” to “proposal” (S. Morrison)

Chair asked Board Members Semenson and Ready to send proposed wording for the letter to her.

After further discussion, the following motion was duly made:

Motion #4 was made by Gloria Henson and seconded by Josh Geller TO APPROVE the draft STR Ordinance Letter to the City Council with changes; and TO AUTHORIZE the Chair to send the Letter to City Council Members for its February 23, 2021 Hearing with copies to the Mayor and other Staff.

VOTE For: 11 Against: 0 Abstain: 0

Motion passed.

There being no further business, Chair noted the next meeting will be held on Tuesday, March 16, 2021 via Zoom (Video) conference at 6:30 PM. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to the Chair for consideration.

Adjournment

MOTION #5 was made by Gernot Trolf and seconded by Josh Geller TO ADJOURN the meeting via Zoom (Video) Conference at 9:10 PM.

VOTE:
Motion Passed.

For: 11

Against: 0

Abstain: 0