

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, August 18, 2020 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Special Meeting**

Board Members Present:

Rebecca Abbott	Michelle Baron	Josh Geller	Dennis Lynch
Brian McCarthy	Mike Meyer	John Ready	Brandon Soule
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

Absent: Scott Morrison

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:45 PM. Chair noted there was a quorum to proceed. Chair 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 August 18, 2020 Special Meeting via Zoom (Video) Conference were distributed and reviewed. No revisions.

- **Approval of Minutes for June 2020**

Copies of the draft June 16, 2020 Minutes of Meeting were distributed and reviewed. The July 21, 2020 MBPPB Meeting was adjourned. There being no corrections, the June Minutes were approved by **UNANIMOUS CONSENT**.

- **Chair’s Report**

Chair Watkins noted that there is nothing new to report. She commented that the next ANAC meeting takes place tomorrow at 4 PM as a Zoom meeting for ANAC members. The meeting will be live-streamed on you tube for the public. Anyone interested can check out the ANAC Agenda on the Airport Authority’s website to find out how to view the meeting on you tube.

DEVELOPMENT PROJECT REVIEW

Action Item:

- **2816 Bayside Walk; Project No. 663682**

Presenter: Tim Golba, Golba Architecture Inc.

Description: (Process 3) Coastal Development Permit for the demolition of an existing single dwelling unit and construction of a new 3,254 square-foot three-story single dwelling unit at 2816 Bayside Walk. The 0.07-acre site is in the MBPD-R-S Zone, and the Coastal (Appealable), Coastal Height Limit, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL)–San Diego International Airport (SDIA) 60-65 CNEL, SDIA Influence Area – Review Area 1, Federal Aviation Administration (FAA) Part 77 (SDIA-Lindbergh Field), Residential Tandem Parking, Coastal and Beach Parking Impact Overlay Zones within the Mission Beach Community Plan area and Council District 2

The property owners were not present. Architect Tim Golba represented the property owners.

Architect Tim Golba presented and discussed the proposed plans. Project Reviewers Brandon Soule, Dennis Lynch and Mike Meyer reviewed the proposed project plans for the MBPPB. Project Reviewer Brandon Soule commented that the proposed project meets the requirements of the PDO. After further discussion, the following motion was duly made:

MOTION #1 was made by Brandon Soule and seconded by Gernot TO APPROVE the project plans as presented WITHOUT CONDITIONS at 2816 Bayside Walk.

For: 9

Against: 0

Abstain: 0

Motion Passed. [J. Ready absent for vote.]

REPORTS FROM GOVERNMENT OFFICIALS – None.

NON-AGENDA PUBLIC COMMENT (Time allotted to each speaker will be limited to one (1) minute to make comments about Non-Agenda items within the jurisdiction of the Board subject to time and technological constraints.)

Chair noted she received one (1) written request to comment from Mission Beach resident Gary Wonacott, who was given one-minute to comment.

1) Gary Wonacott commented that he has participated with TAC and CAC members in Zoom and other communications for the past couple of months. He expressed his opinions on various flight paths being considered by the AA; supports incentives for more Stage 4 and 5 aircraft; and filed complaints with the FAA to move nighttime departure procedure from 290 degrees to 275 degree. He proposed to the AA that he be added to the CAC given his participation with CAC members.

BOARD COMMUNICATIONS

Information Item:

- **PDO Update** – Review and discuss first draft of recommended PDO clarifications

The MBPPB members reviewed and discussed the proposed clarifications to the PDO chapters listed below.

1. **Chapter 15, Article 13, Division 1: General Rules** – Under definitions, added *Net Residential Acre Density* and *Redevelopment*.

2. **Chapter 15, Article 13, Division 2: Permits and Procedures** – Change reference to *City Manager* to *City of San Diego*.

3. **Chapter 15, Article 13, Division 4: General and Supplemental Regulations** –

- Under *Fences Residential Subdistricts* change *perimeter* to *property line*.
- Under *Landscaping* – added wording to clarify types of allowable plants and restrictions; clarifies number of trees allowed within the required yards for Courts and Places; restricts trees in R-N subdistrict in Courts, Places or Walks yards. **Diagram needed to demonstrate allowable and restricted landscaping requirement.**

- Under *Parking (All Subdistricts)* clarified *garage and carport entries setback requirements*; new Diagram provided; clarified parking restrictions for *new development* and *redevelopment* projects; under *Commercial Subdistricts* remove added section (4) requiring all retail uses to provide a minimum of one (1) offstreet parking space.

Diagrams of PDO “Building Envelope” and “Interior Lot Building Envelopes” were shared and discussed.

Revisions to these PDO sections as discussed will be made and presented as an ACTION ITEM for approval at the MBPPB’s September 15, 2020 Meeting.

There being no further business, Chair noted that if the State of Emergency has been lifted for Community Planning Groups, our next meeting will be held on Tuesday, September 15, 2020 at 7 PM in the Belmont Park Community Room. Elections will take place concurrent with but separate from the September 15th Board Meeting from 7 PM – 8 PM.

If the state of emergency has NOT been lifted for community planning groups, our next meeting will be held on Tuesday, September 15, 2020 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 #2 was made by Gernot Trolf and seconded by Mike Meyer **TO ADJOURN** the meeting via Zoom (Video) Conference at 8:45 PM.

VOTE: For: 9 Against: 0 Abstain: 0

Motion Passed.

Jenine Whittecar and Michelle Baron, Acting Secretaries