

**Mission Beach Precise Planning Board  
Tuesday, March 16, 2010  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Carole Havlat	Jim Keller	David Lombardi
Dennis Lynch	Mike Meyer	Ron Oliver	Mary Saska
Gernot Trolf	Debbie Watkins	Mary Willmont	

**Absent:**

Robert Odeck

**OPENING FUNCTIONS**

**Meeting was called to order** by Acting Chair Peggy Bradshaw at 7:10 p.m.

- **Approval of Minutes** for February 2010  
Copies of the draft of the February 16, 2010 Minutes of Meeting were distributed and reviewed. The Board unanimously approved the minutes with corrections.

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the March 16, 2010 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Vice Chair's Report**  
Peggy Bradshaw informed the Board that Dan Joyce completed the environmental document for the Mission Beach PDO and it will be going out for public review this week. Dan will request a Planning Commission hearing date of April 29<sup>th</sup>, and a City Council hearing could be held either June 8 or 15, 2010.

**Secretary's Report**

Debbie Watkins reported that pursuant to a motion at the February Board meeting regarding the Wave House modifications, a letter was prepared to the San Diego Police Department on behalf of the Mission Beach Precise Planning Board in support of transferring the Alcoholic Beverage License & Entertainment Permit conditions from the former Canes ownership to Wave House, which included a request that the Wave House address queuing people to minimize the impact on public property at the "Snack Bar" area on the Boardwalk and concert entry.

**PUBLIC COMMENT**

None.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Ricardo Flores**, Community Representative, Office of Congresswoman Susan Davis  
Mr. Flores reported Representative Davis supported the health care bill and would like to address any questions by contacting her office.

- **Shawn Veen**, Community Representative, Assemblywoman Lori Saldana  
Mr. Veen reported that a website has been set up to search for unclaimed property and is accessible at the California State Controller’s website. In addition, he apprised the Board that Assemblywoman Saldana is working on a legislative bill (A.B. 1934) to prohibit opening carrying of handguns and ammunition on public space.

**OTHER**

None.

**BUILDING PLAN REVIEWS**

**Action Item:**

- **3595 Bayside Walk (Chapin Duplex) – Project No. 194858 Remodel - Update**  
This project was discussed at the November 17, 2009 Board Meeting and a motion was passed to deny the permit for an 874 sq. ft. addition to the existing duplex. At the February 16, 2010 meeting, Ada Mancilla, AIA of Aedifice represented the homeowner and presented tentative revised floor plans for review. Dennis Lynch pointed out a problem with the 15-ft setback. The Board decided to wait to get the actual revised plans before making a decision on this remodel and asked Ms. Mancilla to return at that time for further consideration.

At this meeting, Ms. Mancilla presented revised plans, which corrected the 15-ft setback problem. After discussion, a motion was duly made to approve the project because corrected measures were made.

**Motion 1 was made by Dennis Lynch and seconded by Ron Oliver TO APPROVE the project at 3595 Bayside Walk as presented.**

**VOTE                      For: 10                      Against: 0                      Abstain: 0**

**Motion passes.**

**BOARD COMMUNICATIONS**

**Action Items:**

- **Cross-stencil prototype “LOOK” logo.** Bob Craig, who lives on Zanzibar Court, asked the Board to approve a cross stencil prototype “LOOK” logo on every crossing that goes through to the water on Bayside Lane and Strandway. He handed out copies of the design for Board review. Mr. Craig told the Board he has been working on this project and logo with City Traffic Engineering. He informed the Board that City Traffic Engineering will pay to install and maintain the logos. A motion to table discussion until further funding information could be presented was denied. After further discussion, a motion to approve the project was made. The vote was 5 FOR project and 5 AGAINST project. Therefore, to break the tie, the Vice Chair cast a vote in favor of the project as follows:

**Motion 2 was made by Gernot Trolf and seconded by Debbie Watkins TO APPROVE the “LOOK” project based on information that the City will pay to install and maintain the logos.**

**VOTE                      For: 6                      Against: 5                      Abstain: 0**

**Motion passes.**

- **Front Yard Encroachments.** Dennis Lynch asked the Board to discuss front yard encroachments and liaison with the City Zoning Department. In particular, complaints were received regarding a fencing structure that was erected at a residence on the corner of San Jose Court and Bayside Walk in violation of the PDO. He distributed a picture of the location and structure. According to the City Zoning Department, the new procedure is to file a written “Request for Investigation” with the Neighborhood Code Compliance Department for code compliance violations. Dennis asked the Board to approve a motion to prepare a report and file the “Request for Investigation” at this location. After discussion, the following motion was duly made:

**Motion 3 was made by Dennis Lynch and seconded by Mary Willmont TO AUTHORIZE Dennis Lynch to prepare a report and file the necessary paperwork with the City’s Zoning Department for code compliance violations at this location.**

**VOTE For: 10 Against: 0 Abstain: 0**

**Motion passes.**

- **Accessibility for Handicap in Building Expansions.** Mike Meyer discussed a flyer concerning voluntary accessibility program amendments to the California Building Code for the handicapped in building expansions. According to the program, residential projects such as single dwelling units or duplexes would be eligible for a development incentive or floor area ratio bonus. Mike pointed out the negative consequences such amendments would cause in Mission Beach, a high-density neighborhood. He asked the Board to approve a motion for him to contact Development Services to discuss this program in more detail and express the Board’s concerns. After discussion, a motion was duly made as follows:

**Motion 4 was made by David Lombardi and seconded by Dennis Lynch TO AUTHORIZE Mike Meyer to contact the Development Services Department to express the Board’s concerns in implementing the voluntary accessibility program in Mission Beach and its impact on residential building expansions.**

**VOTE For: 10 Against: 0 Abstain: 0**

**Motion passes.**

- **2010 Board Election for Area Representatives.** Because no candidates were running opposed, Article V, Section III for the March 2010 election was suspended, and a motion to elect the slate of candidates and expiration terms listed on the Official Ballot was made.

**Motion 5 was made and seconded TO ELECT the slate of candidates for Area Representatives: Area 1 – Dennis Lynch, Term expires 2013; Ron Oliver, Term expires 2012; Mary Willmont, Term expires 2011; Area III – Carole Havlat, Term expires 2013; Robert Ondeck, Term expires 2011; Area IV – Gernot Trolf, Term expires 2013; Area V – David Lombardi, Term expires 2013.**

**VOTE For: 9 Against: 0 Abstain: 0**

**Motion passes.**

[C. Havlat absent for vote.]

Any additions to the agenda need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting.

**ADJOURNMENT**

**Motion 6 was made and seconded to ADJOURN the meeting.**

**VOTE**

**For: 9**

**Against: 0**

**Abstain: 0**

**Motion passes.**

[C. Havlat absent for vote.]

**Meeting was adjourned at 8:30 p.m.**

Completed by:  
Debbie Watkins, Secretary