

Mission Beach Precise Planning Board
Tuesday, May 20, 2014 @ 6 p.m.
Santa Clara Recreation Center
Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Bob Craig	Tim Cruickshank	Carole Havlat
Mike Meyer	Robert Ondeck	John Ready	Mary Saska
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

Absent: Dennis Lynch

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 6:05 p.m.

- **Approval of Minutes** for April, 2014
Copies of the draft April 15, 2014 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the May 20, 2014 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:

(1) Community Orientation Workshop ("COW") – Newly elected Board Members are required to attend an orientation training session within 12 months of being elected. Board Members Bob Craig and Jenine Whittecar attended the May 17th COW, and John Ready participated in the electronic COW. They shared their experience and what they learned.

(2) Updated Public and Private Rosters to Development Services Department – These Rosters were sent accordingly. Chair Watkins will provide copies to Board Members via email.

- **Secretary's Report**
None

PUBLIC COMMENT (limited to 3 minutes per speaker)

- Sarah Boot introduced herself as one of the candidates running for the District 2 City Council seat in the June 3rd Primary Election. Ms. Boot gave an overview of her goals and how she can help the interests of the communities if elected. She reminded everyone to get out and vote.

REPORTS FROM GOVERNMENT OFFICIALS

- **Chet Barfield, Community Representative for Councilmember Ed Harris, San Diego City Council District 2**

Chet Barfield introduced himself and reminded everyone to vote in the Primary Election on June 3rd. He gave updates on the City's outreach to thwart the return of flies to Mission Beach during the summer months by offering an exchange of broken or lost trash cans for new cans at a reduced rate for the month of June, and a community effort to participate in a second summer trash pick-up. Mr. Barfield reported that a Mission Beach Centennial banner program sponsored by OMBAC will be presented to the City Council for approval to honor the 100th Anniversary of Mission Beach.

In addition, Mr. Barfield reported that the constant flooding and storm drain water problems in South Mission Beach will be remedied temporarily by pumps being placed in low lying areas. Also, Mr. Barfield announced Phase 1 of 2 to repair the seawall from San Fernando Place to the Lifeguard Station will take place in the Fall 2014.

OTHER

Information Items:

- **Unified Port of San Diego Master Plan Update: Rafael Castellanos, Member of the Board of Port Commissioners**

Port Commissioner Castellanos introduced himself and pointed out the Port manages tide lines and 50+ miles of coastline. He apprised the Board that this is the first update of the San Diego waterfront since the 1980's, and the expansion will be paid in cash. In addition, the Port will be optimizing the cruise ship terminal. Commissioner Castellanos commented that public outreach will be critical to hear what the public would like to see at the site.

- **Belmont Park Update** –Dan Hayden, Director of Engineering at Pacifica Enterprises

Dan Hayden gave an update on the status of the construction in the Plunge building. He reported they are looking to waterproof the roof with a removable polycarbonate dome, and hopes for a completion date in early 2015.

Board members asked about the status of the plunge closure and removal of the original 1926 tiles. Dan explained they will be required to replace/replicate the tiles according to the Historical Review Board, and that the permit to close and demolish the pool was issued by the Health Department.

Another Board member gave crime statistics for the area and asked whether security cameras could be placed in the parking lots. Mr. Hayden commented that there are no plans to add security cameras in the north and east parking lots by his group, and the City is responsible for the south parking lot.

Action Item:

- **Mission Beach Elementary School Project Site - "Petition to Save 50+Year Old Ficus Tree and Create a Community Park" Update and Community Vote: Andy Chotiner**

Andy Chotiner introduced himself as a long-time property owner and resident of Mission Beach. He commented he is concerned developing the former Mission Beach Elementary property will change the character of the community by adding higher density and other significant problems. He pointed out Mission Beach does not have a community park and believes the site of the former kindergarten and auditorium with the 50+ year-old Ficus tree along the south side of Santa Barbara Place is the ideal location for an open-space enclosed community park. He does not

think the City should allow the developers to build 12 3-bedroom condos on this smaller parcel without considering the impact of developing the larger parcel on the community as well.

Mr. Chotiner reported he and a group of concerned residents have obtained over 500 signatures on a Petition to urge the City of San Diego to require the developers to save the Ficus tree and create a community park around the tree at this location. He contended the community park at that location would benefit the community, the developers, and the new homeowners. He asked to take a community vote of the public present in support of the park.

After further discussion, a community motion was duly made and seconded as follows:

COMMUNITY MOTION: We, the community of Mission Beach, support urging the City of San Diego to require the developers to save the Ficus tree and create a community park on this .34 parcel located at 825 Santa Barbara Place based on the City's Initial Assessment that developing the entire school property site consisting of 3 parcels would require a .34 acre population-based park for the community.

VOTE For: 29 Against: 1 Abstain: 1
Motion passes.

Chair Watkins thanked the community members for their enthusiasm and determination for a small community park.

BUILDING PLAN REVIEW

Action Item:

- **753 Island Court – Project No. 356024: Process 3 Coastal Development Permit to demolish the existing residences and construct a two-unit, 2,606 sq. ft. residential building on a 2,400 sq. ft. lot.**

Property Owner Dennis Turbes was present.

Architect Efrain Sanchez of ICD Design represented the property owner.

Alex Zamudio, President/CEO of Z Construction & Development, Inc., presented the building plans on behalf of architect and property owner.

Plan Reviewer Mike Meyer reviewed the building plans for the Board. He pointed out the following problems with the plans:

1. All structures may not exceed the 45-degree angle in the front yard. No 45-degree angle shown at 20' front yard – violation railing, etc.
2. 3-foot overhang in front yard not allowed – eave at top of roof can become deck extension
3. 3-foot overhang in interior yard not allowed – only 6" at north elevation
4. Eliminate roof on dormer on east side. Dormer width is maximum 10 feet without the roof overhang. The eaves on dormer are not allowed. The 10-foot dormers include the building and the eaves, and
5. Remove trees, plants greater than 3 feet on east side interior yard.

After further discussion, a motion was made to deny the project has follows:

Motion 1 was made by Mike Meyer and seconded by Peggy Bradshaw to DENY the project plans and Coastal Development Permit at 753 Island Court as presented for the above-mentioned reasons.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

After the vote, Architect Sanchez, Property Owner Turbes and Mr. Zamudio asked to resubmit the plans with corrections to the Board for a second review at the Board's June 17th Meeting. Chair Watkins acknowledged this and requested revised plans be submitted to her prior to the June 17th Meeting for review.

Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting. She pointed out the next Board Meeting will be held on **June 17, 2014 at 6:00 p.m. at the Santa Clara Recreation Center.**

ADJOURNMENT

Motion 2 was made by Peggy Bradshaw and seconded by Gernot Trolf to ADJOURN the meeting at 7:20 p.m.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary