

**Mission Beach Precise Planning Board
Tuesday, April 16, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

| | | | |
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| Peggy Bradshaw | Carole Havlat | Dennis Lynch | Mike Meyer |
| Carlton Nettleton | John Ready | Mary Saska | Tim Cruickshank |
| John Vallas | Debbie Watkins | Mary Willmont | |

Absent:

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| Robert Ondeck | Gernot Trolf |
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OPENING FUNCTIONS

Meeting was called to order by Acting Chair Debbie Watkins at 7:03 p.m.

- **Approval of Minutes** for March, 2013
Copies of the draft of the March 19, 2013 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 April 16, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Acting Chair's Report**
 - (1) **Area 2 Vacancy** – Acting Chair Watkins reported that e-mail and telephone messages were sent to Area 2 Representative Nick Cantalupo notifying him he missed four (4) meetings in violation of the Board's Bylaws, and that this seat in Area 2 was declared vacant and open for nominations, which will take place during the 2014 election process.
 - (2) **Draft Public and Private Rosters** – Acting Chair Watkins distribution drafts of the Public and Private Rosters containing Board members' contact information for review to make sure their contact information is correct, which is filed with the Development Services Department.
 - (3) **Community Orientation Workshop ("COW")**. Acting Chair Watkins apprised the Board the next COW is scheduled for Saturday, May 18, 2013, from 8:00 a.m. – Noon in Kearny Mesa. She pointed out that attendance by all elected planning group members at a COW session, or by completing the Electronic COW (E-COW) within 12 months of being elected or appointed to a planning group, satisfies the requirement for planning group members to complete an orientation training session. She reminded the Board the session discusses City Council Policy 600-24, "Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees", and is a great opportunity to hear dialogue about operations of community planning groups. She told new Board members they will receive an e-mail from the City's Development Services Dept. regarding their attendance at the upcoming COW.

(4) MB Precise Planning Board Appeals Update:

(a) Project No. 271240 at 2975 Ocean Front Walk – Acting Chair Watkins apprised the Board its Appeal to the Planning Commission filed on July 14, 2012, regarding the Map Waiver to convert apartments to condos was heard on April 11, 2013 after several continuances. She and Plan Reviewer Dennis Lynch represented the Board at the April 11th hearing. She reminded the Board that it reviewed the revised plans at its March 19, 2013 meeting, and concluded the Ocean Front Walk (“OFW”) encroachments were removed, but the stairs and railing along Ensenada Court still violate its PDO requirements, so it voted to deny the map waiver again. At the April 11th Planning Commission Hearing, Ms. Watkins reported the Board’s findings and vote, and Plan Reviewer Lynch presented the Board’s alternative solution to the encroaching stairs and railing on Ensenada Court. The Planning Commissioners were satisfied the OFW encroachments were remedied; however, they left the encroaching stairs and railing, and issued the tentative map waiver. Acting Chair Watkins stated the owner/developer is now required to obtain a coastal development permit from the Coastal Commission. The Coastal Commission Hearing will take place in May, 2013, in Marin County.

(b) Appeal of AT&T’s 30-ft Clock Tower at Bonita Cove – Chair noted the alternative location at Belmont Park to install cell phone antennas and computer room equipment was agreed to by AT&T and plans were filed with the City to accomplish this siting. Acting Chair Watkins pointed out Dan Hayden, Director of Engineering with the Belmont Park leaseholder, would give the latest update.

Dan Hayden reported they met with AT&T yesterday (April 15th) and a new outside location was selected to house the computer equipment to replace the inside location previously considered. Mr. Hayden commented the 250 sq. ft. room will be outside by the Belmont Community Center, and they are pleased with the new location that will be discreet and not impact the walkway. He stated AT&T will be submitting plans in the next 30 days for their review and approval.

• **Secretary’s Report**

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

• **Ian Clampett** (Community Representative - Office of Councilmember Kevin Faulconer)

Mr. Clampett reported that Councilmember Faulconer held his *State of the District* address at Paradise Point where he discussed how the \$2.5M revenue generated from Prop C funding will be spent on dredging Mission Bay to make it more navigable, seawall repairs, improving water quality in Mission Bay and wetlands. Mr. Clampett pointed out that as Chair of the Audit Committee, Councilmember Faulconer is working to streamline the process of reporting pothole repairs that will target repairs not just to individual potholes but all potholes in the general vicinity. In addition, Mr. Faulconer is working on the infrastructure five-year budget plan to improve funding with bonds.

• **Roberto Alcantar** Field Representative – Senator Marty Block, 39th Senate District)

Mr. Alcantar introduced himself as Senator Block’s Field Representative whose district includes Coronado to Solana Beach to Rancho Bernardo. He distributed Senator Block’s March/April 2013 Newsletter “Round the Block” and a flyer about the April 18th Community Town Hall to hear comments on California’s Education Budget. He stated Senator Block would like to get public feedback on bills before the California Senate and budget issues by contacting his office.

OTHER

Information Item:

- **Sewer & Water Group 815 – Final Design Phase (Portions of Mission Beach)** presented by Sheila Gamueda, City of San Diego Project Engineer

Ms. Gamueda explained the City is finalizing the design work for Sewer & Water Group 815. Construction will start in September 2014, and end approximately June 2015. This project will replace portions of existing sewer mains serving Mission Bay and Mission Bay Park, which will affect some Mission Beach residents. She pointed out these sewer pipes were originally installed in 1923 and 1948, and are nearing the end of their service life. The project will replace and rehabilitate about 2.5 miles of sewer and water mains, most of which will take place on the City right-of-way and other paved surfaces. Ms. Gameuda pointed out the project's planning, design, and construction budget is \$3,592,439. She noted that when work begins, the Public Works Department will notify the residents through notices of meetings during the construction phase. Work will be done along Strandway at the junctures of alleys at Jamaica Court, North to Santa Barbara to Jersey Court and out to Mission Boulevard, and from Santa Barbara Place at Mission Boulevard to Bayside Lane.

Possible Action Item:

- **New Attraction at Belmont Park (Tiki Island Mini Golf)** presented by James Austin

James Austin reported Belmont Park will be installing a new 18-hole Tiki Island miniature golf course that will be located at Building 2, a location that has not be utilized effectively for many years. The attraction should open around June 1, 2013, and will cost around \$7 to \$8 per game to play. Nine holes will be inside and nine holes will be outside the building. He pointed out the windows will be able to open and close at this location. No action was required by the Board on this new attraction.

Action Item:

- **Vote/Letter of Support: Belmont Park Plans for Valet Parking & Roof Access to Plunge and Athletic Club** presented by Dan Hayden, Director of Engineering at Pacifica Real Estate Services, Inc.

Mr. Hayden represented the Belmont Park Leasholder. He presented conceptual plans for two (2) upcoming projects that were discussed recently at community workshops, and will need approval from the City of San Diego and the California Coastal Commission: (1) add valet parking at the South parking lot; and (2) allow roof top access to the Plunge and Athletic Club buildings.

Board members were told the exact location of the valet parking lot, the hours, and operation of the valet program will be determined at a later date. Further study was needed to determine the best location in relation to restaurants and current use of the parking lot. With regard to roof-top access, Mr. Hayden pointed out the roof-top deck will be used as an open-air public observation deck with views of the ocean and ancillary commercial use by the Athletic Club and Wavehouse. He commented the load support of people will be taken into consideration. He assured the Board the height will not exceed 30 feet, and the existing elevator to the second floor will be used in the expansion.

After further discussion, Mr. Hayden asked the Board for a vote to write a letter of support for the two projects. Upon motion duly made, the Board voted to send a letter of support of the conceptual

plans discussed at the meeting, and requested that when these plans are finalized, it be given the opportunity to determine whether it supports these plans beyond the conceptual phase.

Motion 1 was made by John Ready and seconded TO AUTHORIZE the Chair to write a letter of support of the conceptual plans for the above-referenced projects as discussed at this meeting, with further review by the Board when plans are finalized to determine whether it supports the plans beyond the conceptual phase.

VOTE For: 10 Against: 0 Abstain: 0
Motion passes.

BUILDING PLAN REVIEWS

Action Items:

- **3470 Bayside Walk (Pike Residence) – Project No. 380659:** Coastal Development Permit to add a 728 sq. ft. 3rd story addition and an 842 sq. ft. deck to an existing 3,444 sq. ft. two-story, single-family residence – Review revised project plans for conformity with Mission Beach Planned District Ordinance

Designer Alec Zier of Plumblin Design represented the owner.

The Board heard this project on February 15, 2013. The project plans were denied (9-0-1) because several areas in the plans did not conform to the new PDO requirements, effective August 9, 2012.

Designer Alec Zier presented the revised project plans.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the revised project plans on behalf of the Board. Plan Reviewer Lynch pointed out the issue contained in the Board's original report to the City with regard to the North interior yard required setback was not remedied. Plan Reviewer Lynch explained the setback requires that at three (3) feet in from the property line, a vertical line perpendicular to grade rises 20 feet at which time a 45-degree diagonal line be drawn upward to the South up to 30 feet, and that no construction can penetrate beyond that line, including railings, eaves, etc. unless specified in the PDO.

After further discussion, a motion was duly made to deny the project as follows, but the Board stated it is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City's Assessment Letter:

Motion 2 was made by Dennis Lynch and seconded by Mike Meyer TO DENY the project plans at 3470 Bayside walk because the North interior yard required setback requirement as discussed above was not remedied. However, the Board is not requiring the applicant to return to the Board provided this issue is remedied and recognized in the City's Assessment Letter.

VOTE For: 9 Against: 0 Abstain: 1

Motion passes. [Abstain: T. Cruickshank, new member, wants to read PDO.]

BOARD COMMUNICATIONS

Action Items:

- **2013 Board Election of Officers**

Chair and Secretary: Debbie Watkins was nominated. No other nominees.

Motion 3 was made by Mike Meyer and seconded by Mary Willmont to ELECT Debbie Watkins as Chair and Secretary from May 2013 to March 2014.

VOTE For: 11 Against: 0 Abstain: 0

Motion passes. Debbie Watkins elected Chair and Secretary.

Vice Chair: Gernot Trolf was nominated. No other nominees.

Motion 4 was made by John Vallas and seconded by Carlton Nettleton to ELECT Gernot Trolf as Vice Chair from May 2013 to March 2014.

VOTE For: 11 Against: 0 Abstain: 0

[Absent for Vote: G. Trolf]

Motion passes. Gernot Trolf elected Vice Chair.

- **Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee Update & Approval of Petition required for Ballot measure to Property-Owners-of-Record**

John Vallas, Chair of the Board's Mission Boulevard Assessment District Ad-hoc Subcommittee, distributed a copy of the proposed Petition to support expanding maintenance services in the public domain for consideration. He pointed out the Survey process is completed and the next step is to distribute a Petition to obtain the required signature to put the matter up for a ballot vote by the property owners-of record. He asked the Board for a motion to approve the proposed Petition and to proceed with distributing the Petition to obtain signatures.

After further discussion, the following motion was duly made:

Motion 5 was made by John Vallas and seconded by Mary Willmont TO APPROVE the proposed Petition to support expanding maintenance services in the public domain as discussed above, and TO PROCEED with distributing the Petition to obtain signatures as required.

VOTE For: 9 Against: 0 Abstain: 0

[Absent for Vote: P. Bradshaw]

Motion passes.

Possible Action Item:

- **Mission Beach Elementary School Ad-hoc Subcommittee regarding Sale by San Diego Unified School District Update**

Acting Chair Watkins informed the Board that on April 29, 2013, she is scheduled to meet with Mayor Filner along with Jennifer Tandy, Chair of the Mission Bay Cluster Schools, and Brian Curry, Chair of the Pacific Beach Planning Group to give suggestions on alternative uses for the school property by public entities, and to ask the Mayor whether the City would be interested in purchasing the property as a City resource for use by the public. She noted the April 12th deadline was missed for public entities to place bids on the property; however, they still have an opportunity to present suggestions to the Mayor.

She reported commercial bids will be accepted on May 1st, and the SDUSD Board of Education Trustees will vote on May 14th whether to accept the highest bid. Acting Chair Watkins asked the

Board whether it wanted to appoint representatives to go before the SDUSD Board of Trustees Meeting on May 14th to present the Board's position to not accept the highest bid, and find other uses for the property besides massive development that would increase the already high-density Mission Beach community. Debbie Watkins, John Ready and Mike Meyer volunteered.

After further discussion, the following motion was duly made:

Motion 6 was made by Debbie Watkins and seconded by Carlton Nettleton TO AUTHORIZE Debbie Watkins, John Ready, and Mike Meyer to go before the SDUSD Board of Trustees at its May 14, 2013 Meeting to present the Board's position as discussed above regarding the sale of the Mission Beach Elementary School property.

VOTE For: 9 Against: 0 Abstain: 0

[Absent for Vote: P. Bradshaw]

Motion passes.

Acting Chair Watkins commented the Secretary will prepare the Board's Fiscal Year 2013 Public and Private Rosters for the City Development Services Department use.

The Acting Chair pointed out Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next Board Meeting is **Tuesday, May 21, 2013** in the Belmont Park Community Room.

ADJOURNMENT

Motion 7 was duly made and seconded to ADJOURN the meeting.

VOTE For: Unanimous Against: Abstain:

Submitted by:
Debbie Watkins, Acting Secretary