

**Mission Beach Precise Planning Board
Tuesday, February 19, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Mike Meyer
Carlton Nettleton	Robert Ondeck	John Ready	Mary Saska
Gernot Trof	John Vallas	Debbie Watkins	

Absent:

Nick Cantalupo Mary Willmont

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:00 p.m.

- **Approval of Minutes** for January, 2013
Copies of the draft of the January 15, 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 February 19, 2013 Agenda were distributed and reviewed. Chair Watkins stated she would like to add an update regarding the Board's Maintenance Assessment District Subcommittee as an Information Item.

Motion 1 was made by Debbie Watkins and seconded by John Ready TO REVISE the February 19, 2013 Agenda as discussed above.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

[Absent for vote: J. Vallas; C. Nettleton]

- **Chair's Report**

(1) **Letter of Support to ITU World Triathlon** – Chair Watkins reported that pursuant to a motion made at the January 15, 2013 Board Meeting, a letter of support was sent to Franzi Petermann, Managing Director of the ITU World Triathlon regarding the April 18-20, 2013 event scheduled in Mission Beach.

(2) **MB Precise Planning Board Appeals Update:**

(a) Project No. 271240 at 2975 Ocean Front Walk – The Board's Appeal filed on July 14, 2012 regarding the Map Waiver to convert to condominiums is scheduled for a Hearing before the Planning Commission on Thursday, February 28, 2013. Chair Watkins will be attending with Plan Reviewers Dennis Lynch and Mike Meyer.

(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 has been agreed to by AT&T and plans were filed with the City to accomplish this siting. According to the City's Project Manager, AT&T representatives and the new leaseholder are in the process of reviewing and signing the lease and are optimistically looking at March to get started. The new

leaseholder is expediting the process and is moving the computer equipment inside the gym. There are no exterior design changes. Antennas will be wrapped in boxes on top of the building. A California Coastal Commission permit is not needed because the computer equipment will be inside the building.

(3) **Nominations for Area Representatives** – Chair Watkins pointed out the Board will consider nominations from the community for area representatives. Anyone interested in sitting on the Board can introduce themselves during Public Comment. Eligible candidates will be considered later in the meeting.

(4) **March 19, 2013 Election Process** - Chair stated that elections for Area Representatives are held each year at the regularly scheduled March meeting. Polls open at 7 PM and close at 8 PM. The Board requires proof of identity of eligible community members who are seeking to vote in the election. Voting is by secret written ballot. Eligible community members can vote only for the candidates in the area they reside. If a community member is eligible to vote in multiple areas, he/she must state the area he/she intends to vote for when arriving at the polling location. Eligible voters are not allowed to vote in multiple areas. This language appears on the ballot.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Tom Saska announced a community meeting on February 27, 2013 at 1 pm on Saska's patio to discuss how to get rid of our summer flies problem on behalf of *Defeat Fly City USA*.

Board Member Bob Ondeck expressed his interest in getting a skateboard park in Mission Beach. He would like to discuss the idea in more detail at a Mission Bay Park Committee meeting.

Board Member Gernot Trolf commented that the No Dog Signs will be posted soon by Lifeguards, and beginning March 5th, Tuesday will be the new trash pick-up day.

Board Member Mike Meyers commented that the No Dog Signs will be posted at eye level in 10 – 20 different places.

REPORTS FROM GOVERNMENT OFFICIALS

- **District 2 Councilmember Kevin Faulconer** – Councilmember Faulconer commented the Plunge at Belmont Park is open for community enjoyment and long term repairs are in the process of being made by the new leaseholder. He introduced Ian Clampett, the new community representative for District 2.

Mr. Faulconer reported that 1,000 feet of seawall and walkway will undergo replacement with monies from a \$700,000 State grant, and the City is seeking an infrastructure bond to help finance the project. He reported an undergrounding workshop will be held in the summer, and the City will look at drainage issues at the same time. Councilmember Faulconer discussed the trash and flies problems experienced by Mission Beach residents and business owners. He hopes that changing the trash collection day to Tuesday will help alleviate the problem of overflowing trash and reduce the flies. He reported a 2-year pilot project restricting recreational oversized vehicles at certain locations in District 2 will go before the City Council.

Board Member and residents were given an opportunity to address community concerns with Councilmember Faulconer. One Board Member asked Councilmember Faulconer to look into the state of Mission Boulevard's road, and pointed out the street shakes at San Jose Place and can be

felt by residents living in buildings along the alleys. Another person hopes climate change and flooding will be considered when addressing undergrounding utilities. A Board Member asked Councilmember Faulconer whether he would support a skateboard park in Mission Beach. Mr. Faulconer stated he would and enjoys taking his sons to the OB skateboard park. He recommended starting with the Mission Bay Park Committee to present the idea.

OTHER

Information Items:

- **New Belmont Park Leaseholder Update** – Brett Miller, CEO of eat.drink.sleep, introduced himself to the Board and community. Mr. Miller stated he is interested in making Belmont Park an entertainment destination for family-friendly businesses and restaurants. He pointed out he changed his thought process about the types of business to bring to Belmont Park and toured amusement parks for ideas to attract the young and old. Mr. Miller stated there are no plans to exceed height limits or build a hotel and wants to work with the community to find out what it wants. He wants to keep Belmont Park clean and safe. He apprised the Board that the Plunge is safe now, and \$1.5M has been set aside for immediate repairs. Mr. Miller commented he would like to highlight the pool area by adding a glass roof to expose the Plunge for more people to see it. He stated mechanical and electrical systems will be upgraded and air conditioners will be added to help remove humidity.

- **Mission Beach Centennial Celebration Update** – Philip Prather, former Lifeguard and Mission Beach Author, pointed out the first official map of Mission Beach was filed in December, 1914, and stated he is interested in finding out whether the community would be interested in making plans for a 100th Anniversary Celebration. He introduced Ed Ott and Lefty Churchill, OMBAC representatives, who will help organize community meetings to find out how Mission Beach would like to honor its 100th Anniversary. They are looking for individuals and businesses to get involved.

The following Board Members volunteered to help: Mary Saska; Carole Havlat; Debbie Watkins; John Vallas; Gernot Trolf; and Bob Ondeck. Chair Watkins will provide Philip Prather with their e-mail address and telephone numbers.

Possible Action Item:

- **Discuss funding from the Belmont Park Traffic Mitigation Fund for proposed Capital Improvement Project at 3100 Mission Boulevard to create two new pocket turn lanes at Belmont Park**

Board Member Mike Meyer proposed a plan for road work modifications on Mission Boulevard, south of Ventura Place and north of San Fernando Place, to create two left turn pocket lanes in the center median, one into the east parking lot when heading South, one into the west side (Belmont Park) parking lot when heading North, and a third left turn lane onto San Fernando Place (Bay side) when heading South. The modifications will require the removal of one tree presently in the center island for the turn into east parking lot, and re-striping of the traffic lane for the turn onto San Fernando Place. Mr. Meyer pointed out the cost would be approximately \$145,000, which would be fully funded by the Belmont Park Traffic Mitigation Fund. After further discussion, a motion was duly made approving this project and funding source.

Motion 2 was made by Mike Meyer and seconded by Carole Havlat to APPROVE the road work modifications at 3100 Mission Boulevard to create two left turn pocket lanes in the center median, one into the east parking lot when heading South, one into the west side (Belmont Park) parking lot when heading North, and a third left

turn lane onto San Fernando Place (Bay side) when heading South, as discussed above; and to APPROVE the use of the Belmont Park Traffic Mitigation fund to accomplish the road work modifications discussed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes

BUILDING PLAN REVIEW

Action Item:

- **3470 Bayside Walk (Pike Resident) – 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

The Property Owner was present. Designer Alec Zier of Plumline Design presented the project plans.

Designer Zier distributed architectural plans to the Board for review. He pointed out the additions were minimal to the scale of the house. He noted the deck will contain a media room and the third story has a 10-ft setback.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the plans on behalf of the Board. They pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) The third story balcony fronting on Manhattan Court must be set back 15 feet and observe an additional setback of 25 feet above grade sloping back at a 45 degree angle;
- (2) New construction of a third story balcony must be set back to observe the bayside yard setback plus it must also observe an additional 20 feet above grade at the 10-ft setback line sloping back at a 45-degree angle;
- (3) Walls, fences, planters and anything man-made greater than 36 inches in height can not be in the required yards along Manhattan Court and Bayside Walk.

After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Mike Meyer TO DENY the project plans at 3470 Bayside Walk for the above-mentioned reasons.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Action Items:

- **Nominations for Area Representatives for March 2013 Election**

Chair Watkins reported there are eight (8) vacancies: 3-year term in Area I; 2-year term in Area I; 3-year term in Area II; 1-year term in Area II; 3-year term in Area III; 3-year term in Area IV; 1-year term in Area V; and 3-year term in Area V. After discussing whether to nominate one eligible candidate for each open seat in an Area, and whether to allow an eligible nominee living in one Area to fill a vacancy in another Area within close proximity of each other, the following motion was duly made:

Motion 4 was made by Carlton Nettleton and seconded by John Vallas to NONIMATE one eligible candidate for each open seat in an Area on the Ballot, and to allow an eligible nominee living in one Area to fill a vacancy in another Area within close proximity of each other.

VOTE For: 9 Against: 1 Abstain: 0

Motion passes.

Accordingly, Chair Watkins announced the following seven (7) eligible nominations for open seats on the Board to be included on the March 2013 Election Ballot:

Area I	Dennis Lynch (Incumbent, Property Owner)	Term 2013 – 2016
Area I	John Ready (Property Owner)	Term 2012 – 2015
Area II	Nick Cantalupo (Incumbent, Business Owner)	Term 2013 – 2016
Area III	Carole Havlat (Incumbent, Business Owner)	Term 2013 – 2016
Area IV	Gernot Trolf (Incumbent, Property Owner)	Term 2013 – 2016
Area V	Tim Cruickshank (Resident)	Term 2013 – 2016
Area V	Peggy Bradshaw (Incumbent, Property Owner)	Term 2013 – 2014

After further discussion, motions were made to approve the eligible nominations for open seats as listed above.

Motion 5 was made by Peggy Bradshaw and seconded by John Ready TO APPROVE the nomination of Dennis Lynch for the open seat in Area I as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 6 was made by John Vallas and seconded by Carlton Nettleton TO APPROVE the nomination of John Ready for the open seat in Area I as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 7 was made by Mike Meyer and seconded by Peggy Bradshaw TO APPROVE the nomination of Nick Cantalupo for the open seat in Area II as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 8 was made by Mike Meyer and seconded by Peggy Bradshaw TO APPROVE the nomination of Carole Havlat for the open seat in Area III as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 9 was made by Gernot Trolf and seconded by Dennis Lynch TO APPROVE the nomination of Gernot Trolf for the open seat in Area IV as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 10 was made by John Vallas and seconded by John Ready TO APPROVE the nomination of Tim Cruickshank for the open seat in Area V as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Motion 11 was made by Dennis Lynch and seconded by Mike Meyer TO APPROVE the nomination of Peggy Bradshaw for the open seat in Area V as listed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

- **March 2013 Election Ballot Design**

Chair Watkins distributed copies of the sample Election Ballot for review. After review and discussion, a motion was duly made as follows:

Motion 12 was made by Peggy Bradshaw and seconded by Bob Ondeck TO APPROVE the Election Ballot for use at the March 2013 Election of Area Representatives.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

- **Nominate Election Secretary for March 2013 Election**

Chair Watkins explained the duties of the Election Secretary. Mary Saska volunteered. After discussion, a motion was made as follows:

Motion 13 was made by Bob Ondeck and seconded by Carole Havlat to APPOINT Mary Saska as the ELECTION SECRETARY for the March 2013 Election.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

As a result of the above motions, the Election Secretary will prepare the Election Ballot of Area representatives for the March 19, 2013 Election.

Information Item:

- **Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee Update**

The meeting was adjourned at 9:00 p.m. before this update could be presented; therefore it will be continued to the March 19, 2013 Board meeting.

Chair Watkins 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, March 19, 2013** in the Belmont Park Community Room.

ADJOURNMENT

Motion 14 was duly made and seconded to ADJOURN the meeting.

VOTE For: 10 Against: 0 Abstain: 0

Respectfully submitted,
Debbie Watkins, Secretary