

**Mission Beach Precise Planning Board
Tuesday, May 21, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Tim Cruickshank	Carole Havlat	Dennis Lynch	Mike Meyer
Robert Ondeck	John Ready	Gernot Trolf	Debbie Watkins

Absent:

Peggy Bradshaw	Carlton Nettleton	Mary Saska	John Vallas
Mary Willmont			

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:08 p.m.

- **Approval of Minutes** for April, 2013
Copies of the draft of the April 16, 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 May 21, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda.

- **Chair's Report**

1. Mission Beach Elementary School Sale Update – The SDUSD put the school up for auction on May 1, 2013. On May 14, 2013, the BOE Trustees approved the sale of the school to the highest bidder of May 1st, McKellar-Ashbrook LLC, for \$18.5 M. Chair Watkins, Board Members Carlton Nettleton and Mike Meyer, and many others from the community including Mayor Filner spoke at the meeting in favor of the City's bid to purchase the property for public use but the offer was rejected by the BOE Trustees. The Chair sent a thank you letter to Mayor Filner for his support on behalf of the Board.

Partners of McKellar-Ashbrook contacted the Chair to introduce themselves and will be attending the Board's June 18, 2013 Meeting to discuss their initial thoughts on the property and to solicit the Board's thoughts on the property.

2. Letter of Support to Belmont Park: Pursuant to motion made at the Board's April Meeting, Chair Watkins sent a letter to Dan Hayden, Director of Engineering at Pacifica Real Estate Services, Inc., regarding the Board's support of conceptual plans for Valet Parking and Roof-top access to the Athletic Club Building to add a deck for public observation and other commercial use.

3. Community Orientation Workshop ("COW"). Chair Watkins pointed out the COW was held on May 18, 2013 for new Board Members. John Ready and Tim Cruickshank stated they were not able to attend the May 18th COW but would be taking the e-COW interactive on-line training.

4. Appeals Update:

a. Project No. 271240 at 2975 Ocean Front Walk – Chair Watkins reported the California Coastal Commission hearing was held on May 8, 2013 in Marin County. The Coastal Commission approved the Coastal Development Permit (“CDP”) with Conditions. Before issuance of the CDP, final building plans and landscape/yard plans need to be submitted to the Exec. Director of the Coastal Commission to make sure a 10-ft wide view corridor is preserved in the west and south yard area, and the 3-ft or lower height limit is preserved from Mission Boulevard toward the ocean for landscaping and fencing in yard setbacks along Ocean Front Walk and Ensenada Court. Chair Watkins provided a copy of the CA Coastal Commission Staff Report for review.

b. Appeal of AT&T’s 30-ft clock tower at Bonita Cove – Chair Watkins reminded the Board that last month, Dan Hayden reported the computer equipment would be housed on the east side of the Athletic Club Building just outside the Community Room. Chair reported the Belmont Park leaseholders have now selected a different location for AT&T to install the computer room equipment. The new location is on the south side of the Athletic Club Building away from pedestrian traffic. AT&T will be submitting the new plans for approval. If all goes well, work is expected to start in October and better coverage can be expected in early 2014.

- **Secretary’s Report**

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Board Member John Ready thanked Chair Watkins for her time and effort with the sale of the Mission Beach Elementary School on behalf of the Board and the community.

REPORTS FROM GOVERNMENT OFFICIALS

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

Mr. Clampett reported this is the budget season for the Mayor’s new FY 2014 budget. Councilmember Faulconer is concerned the \$80M bond infrastructure for street repair, sidewalks, and other public facilities is not included in the Mayor’s budget. Mr. Clampett pointed out that as Chair of the Audit Committee, Councilmember Faulconer is working to streamline the process of reporting pothole that will target repairs not just to reported potholes but all potholes in the general vicinity. With regard to the Oversized Vehicles Ordinance, Mr. Clampett noted the City Council will hear the matter at 2:00 p.m. on June 11, 2013.

Board members asked about the status of the SDG&E undergrounding workshop for the community. Mr. Clampett responded that only 5 % of the design is done at this time. When asked about Councilmember Faulconer’s position on the sale of the Mission Beach Elementary School, Mr. Clampett stated Mr. Faulconer agreed with Trustee Scott Barnett and supported the Mission Beach Precise Planning Board’s position.

OTHER

Information Item:

- **West Mission Bay Bridge Project Second Update**

Presenters: Nitsuh Aberra, City Project Manager and Les Hopper, of T.Y.Lin Engineering Services

Nitsuh Aberra, City Project Manager presented the project update at the Board’s March 19, 2013 meeting, and was invited back to this meeting to give the Board an update regarding Cal Trans issues raised on March 19th concerning the turn lanes off and onto I-8. Ms. Aberra apologized that Cal Trans could not attend this meeting. She reiterated the bridge was built in 1950, and is

functionally obsolete and structurally deficient. The City will get 80% of the funding from the Federal government and the City will pay for 20% of the cost. She reported the design stage is still in process at 30% completion. Mr. Hopper pointed out the current bridge will be replaced in two pieces at the eastern half and a free lane will be open to traffic during construction. It will be replaced with a 5-span haunched-box girder bridge structure with three thru lanes, an auxiliary lane to I-8, a 12-foot wide bicycle space, and pedestrian seating. The inside of the bridge will provide vehicular lighting. Construction is scheduled to start in 2015 after the design and bidding processes and will take two years to complete.

Board members were still concerned about the turn lanes off and onto I-8, and asked Ms. Abera to contact Chair Watkins with the name of the Cal Trans representative responsible for this project for more information while the project is still in the design phase.

- **Committee on the Environment (“COTE”) Update**

Juergen Zierler of AIA’s Sustainable Design Assessment Team (“SDAT”) presented the update for Bob Craig.

Juergen Zierler distributed the 2013 SDAT Application for Mission/Pacific Beach Sustainable Eco-District to generate grass-roots action to define issues and create an Eco-District with strategies and solutions that can be applied to neighborhoods. He invited Board Members to attend the Town Hall Meeting on Saturday, June 29th at 10 AM – Noon at the Mission Bay High School to hear environmentalists and preservationists including Bob Berkebile, who received an award for his role in promoting green building design through sustainable architecture and planning.

BUILDING PLAN REVIEWS

Action Items:

- **3591 Ocean Front Walk (San Juan Triplex) Project No. 314837** – Map Waiver Application to convert three (3) residential units currently under construction into condominiums on a 0.9 acre site

Presenter: Robert Bateman with San Diego Land Surveying & Engineering Inc.

Robert Bateman presented the project plans.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the project plans on behalf of the Board. They pointed out the width of the garage parking spaces must be at least 8.5 feet, where 8 feet is indicated; and the carport tandem parking space must be 8.5 feet, where 8 feet is indicated. In addition, at the San Juan elevation, a 45-degree required setback at 20 feet should be observed where nothing in that area is allowed to be built. There is a fireplace vent in the area that needs to be removed. With regard to the Ocean Front Walk elevation, a 45-degree required setback at 25 feet should be observed. There are two decks on the third floor. The concern here is with the south deck. The plans do not indicate whether applicant complied with the 45-degree required setback.

After further discussion, a motion was duly made to deny the project based on the above-mentioned issues.

Motion 1 was made by Bob Ondeck and seconded by Dennis Lynch TO DENY the Map Waiver Application at 3591 Ocean Front Walk for the above-mentioned reasons.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Information Item:

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

John Vallas, Chair of the Board's Mission Boulevard Assessment District Ad-hoc Subcommittee, was absent for this meeting so no update was given.

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, June 18, 2013** in the Belmont Park Community Room.

ADJOURNMENT

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

VOTE For: 7 Against: 0 Abstain: 0

Submitted by:
Debbie Watkins, Secretary