

**Mission Beach Precise Planning Board
Tuesday, January 20, 2009
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Jim Keller	Jasmine Kung
Dave Lombardi	Dennis Lynch	Mike Meyer	Carlton Nettleton
Mary Saska	Charlie Shaw	Debbie Watkins	

Absent:

Richard Miller

OPENING FUNCTIONS

- **Meeting was called to order** by Vice Chair Carlton Nettleton at 7:05 PM.
- **Approval of minutes** for November, 2008
Copies of the draft of the November 18, 2008 Minutes were distributed and reviewed. Upon motion duly made, the Board approved the Minutes as written.

Motion 1 was made by Peggy Bradshaw and seconded by Jasmine Kung to APPROVE the November 18, 2008 Minutes as written.

VOTE For: 8 Against: 0 Abstain: 1

Motion passes. [Abstain: M. Meyer because he was not present at November Meeting.]

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the January 20, 2009 Agenda were distributed and reviewed. Motion was duly made to revise the Agenda as follows:

Motion 2 was made by Debbie Watkins and seconded by Dennis Lynch to REVISE the January 20, 2009 Agenda as follows: (1) ADD further discussion and action regarding the Mission Boulevard Maintenance Assessment District budget with City representatives that was discussed at the November 18, 2008 Board Meeting; (2) ADD discussion and action regarding the Ocean Front Walk Reconstruction Project with City representative; and (3) DELETE discussion of "813 & 815 Deal Court Map Waiver".

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

- **Chair's Report**
Vice Chair Carlton Nettleton reminded the Board there are three (3) vacant positions: two (2) in Region 1 (area between San Diego Place and Capistrano); and one (1) in Region 4 (area between El Carmel and Santa Clara Place), and that Board elections will be held at the March Board Meeting.
- **Secretary's Report**
Attendance Record. Debbie Watkins reported the number of absences for Board members from April 2008 to December 2008. After discussion, it was pointed out by Charlie Shaw

and confirmed by other Members that he was present at the November 18, 2008. A clerical correction will be made to reflect this in the November Minutes.

Several suggestions were made to record attendance at Board Meetings and it was decided that an Attendance Sheet would be passed around for Board Members to sign at future Board Meetings. Board members were reminded to make every effort to be on time for meetings. In addition, the Secretary will review past minutes to determine the number of absences allowed before action is taken.

Airport Noise Advisory Committee (ANAC) Update. Debbie Watkins told the Board that because of scheduling issues with a couple of community planning groups, the ANAC voted to change meeting dates from six (6) per year to four (4) per year, and from Thursdays at 5:30 p.m. to Wednesdays at 4 p.m. Meetings are open to the public at the Commuter Terminal.

PUBLIC COMMENT

Collegiate Bicycle Information. Vice President Eric Camp and Jonathan Sobin of The Collegiate Bicycle Company in Pacific Beach introduced the Board to their company that offers sustainable transportation solutions for colleges and university across the United States through bicycle sharing. They are interested in expanding to include these automated self-service stations for recreational use in the beach community at convenient locations with high pedestrian traffic, and hope to increase support of local businesses for this project. The Board members offered suggestions and pointed out that permit fees and taxes for the use of public land, among other issues, would need to be addressed by the City of San Diego.

REPORTS FROM GOVERNMENT OFFICIALS

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
 1. PDO changes. Thyme will let the Board know whether Form 1472 is needed, and that any changes will have to be placed on the City Council agenda for "Consent" for approval.

OTHER

ACTION ITEM: (Endorsement needed)

- **Mark Rogers, P.E., Associate Traffic Engineer**
Transportation Engineering Division
Engineering & Capital Projects Department, City of San Diego
Re: Ocean Front Walk Reconstruction Project

Mr. Rogers informed the Board that the City of San Diego is considering several projects to be submitted to the San Diego Association of Governments (SANDAG) for grant funding under a new *TransNet* Smart Growth Incentive Program (SGIP). This program funds transportation and transportation-related infrastructure improvements and planning efforts supporting smart growth development. The Ocean Front Walk Reconstruction Project covers approximately 760 feet from San Fernando Place to the Belmont Park Comfort Station. The proposal would be to restore the 1925 historic look and reconstruct the seawall, the beach access stairs and the surface of the travel way to improve the walking/biking/skateboarding/rollerblading experience of the many boardwalk users for this section of the boardwalk. He pointed out that these improvements are needed measures for safety and should increase the use of the boardwalk as an alternative to Mission Boulevard.

After discussion of the benefits of grant funding for this project, a motion was duly made to endorse the proposal and send a letter in support of the project from the Board's Chair.

Motion 3 was made by Jasmine Kung and seconded by Debbie Watkins to ENDORSE the Ocean Front Walk Reconstruction Project and to AUTHORIZE the Board's Chair to send a letter in favor of the project to Mark Rogers at the City of San Diego's Engineering & Capital Projects Department.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

ACTION ITEM: (Motion needed)

- **Margaret May, MAD Business Manager, City of San Diego**
Andy Field, MAD's Assistant Deputy Director
Re: FY 2010 Proposed Budget for Mission Boulevard
Maintenance Assessment District (MAD)

The FY 2010 Proposed Budget for Mission Boulevard Maintenance Assessment District (MAD) was discussed at the November 17, 2008 Board Meeting. No action was taken at that meeting and further consideration regarding the proposed budget was continued to this meeting.

Margaret May reiterated that the budget represents an annual assessment collected for the "Mission Boulevard Maintenance Assessment District" (MAD) to maintain trees and planter boxes along Mission Boulevard between San Diego Place and the Mission Beach jetty, and within the 800 block of West Mission Bay Drive. She distributed three (3) budget Options for review and discussion: Option #1: Retain Assessment, Consider Re-Ballot of District; Option #2: Suspend Assessments, No Re-Ballot of District; and Option #3: Concrete Work Around Tree Wells. After lengthy discussions regarding the pros and cons of each option and services included, a motion was duly made to approve Option #3.

Motion 4 was made by Mike Meyer and seconded by Dennis Lynch to APPROVE Option #3: Concrete Work Around Tree Wells of the Mission Boulevard Maintenance Assessment District budget for FY 2010.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

Then, Board members expressed concern that they would like input into changing the species of trees planted along Mission Boulevard when current trees die or are replaced by the City. In that regard, a motion was made to form a subcommittee to oversee the FY 2010 Mission Boulevard Maintenance Assessment District budget and work with the City to look into changing the species of trees for future use when replanting decisions have to be made.

Motion 5 was made by Dave Lombardi and seconded by Peggy Bradshaw to FORM a subcommittee to oversee the FY 2010 Mission Boulevard Maintenance Assessment District budget and work with the City to consider changing the species of trees planted along Mission Boulevard for future use when replanting decisions have to be made.

VOTE For: 9 Against: 1 Abstain: 0

Motion passes.

BUILDING PLAN REVIEW

- 1. 813 & 815 Deal Court Development Plans; Morgan Residence; Project No. 167848 (proposed 558 sq ft addition to existing duplex) – Property owners and Bill Metz, Architect were present.**

Although the building plans submitted by the developer did not make the cut-off time to be analyzed closer at its November 18, 2008 meeting and no property owner was present at that time, the Board reviewed the project as submitted and raised issues for clarification regarding the width of the dormer at the East elevation and roof, the patio deck, and adding a third story.

Bill Metz, the Architect for this project, submitted revised plans for consideration at this Board Meeting. Upon review, it was noted that the north elevation front yard encroachments into the 45-degree setback at 20 feet elevation were corrected. Further, the Architect represented that the dormer was set back 5 feet from the property line, even though the plans showed a 2-foot setback from the building's edge, which was set back less than 3-feet from the property line. After discussion, a motion was made to approve the project as presented.

Motion 6 was made by Dave Lombardi and seconded by Charlie Shaw to APPROVE the 813 & 815 Deal Court project as presented.

VOTE For: 4 Against: 5 Abstain: 0

Motion fails.

Then, Board members continued discussing their concerns regarding the large roof eave located on top of the dormer and whether the PDO addresses eaves encroachment. It was pointed out that the PDO is protective of the required 45-degree setback at 20-foot height for a 3-foot side yard structure. According to the PDO, dormer width is allowed at 8 feet maximum. This project has a large roof eave exceeding the 8-foot width. After lengthy discussion, the following motion was duly made to approve the project with conditions as follows:

Motion 7 was made by Dennis Lynch and seconded by Mike Meyer to APPROVE the 813 & 815 Deal Court project with the condition that the City review its policy of allowing the eave size located on top of the dormer.

VOTE For: 7 Against: 2 Abstain: 0

Motion passes.

- 2. 818 Allerton Court; Omohundro Residence; Project No. 170812 (demolish existing residence and construct 2,615 sq. ft. duplex) – no property owner present.**

Mike Meyer presented the plans submitted for the Board's consideration. A review of the plans revealed that the project is designed in accordance with our PDO except the rear portion of the property bordering Asbury Court, which is being used as a narrow alley. It was determined that relevant issues would be discussed when the variance process is put before this Board. The following motion was duly made to deny the project.

Motion 8 was made by Debbie Watkins and seconded by Dennis Lynch to DENY the 818 Allerton Court project.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

SUBCOMMITTEE REPORTS

None.

BOARD COMMUNICATIONS

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

ADJOURNMENT

Motion 9 was made by Dave Lombardi and seconded by Peggy Bradshaw to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Meeting was adjourned at 8:30 p.m.

Completed by:
Debbie Watkins