

**Mission Beach Precise Planning Board
Tuesday, April 21, 2009
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Mike Meyer
Richard Miller	Carlton Nettleton	Mary Saska	Debbie Watkins

Absent:

Jim Keller	Dave Lombardi	Charlie Shaw
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OPENING FUNCTIONS

- **Meeting was called to order** by Acting Chair Carlton Nettleton at 7:06 PM.
- **Approval of Minutes** for March, 2009
Copies of the draft of the March 17, 2009 Minutes were distributed and reviewed. Upon motion duly made, the Board approved the Minutes as written.

Motion 1 was made by Mike Meyer and seconded by Dennis Lynch to APPROVE the March 17, 2009 Minutes as written.

VOTE	For: 6	Against: 0	Abstain: 1
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Motion passes.

[Abstain: P. Bradshaw— not present at March meeting]

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the April 21, 2009 Agenda were distributed and reviewed. A motion was duly made to amend the Agenda as follows:

Motion 2 was made by Debbie Watkins and seconded by Richard Miller to: (1) ADD discussion of vacant Board positions; and (2) ADD discussion regarding attendance at the Community Orientation Workshop (COW).

VOTE	For: 7	Against: 0	Abstain: 0
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Motion passes.

- **Chair's Report**
Landscape regulations: A copy of the City's Draft of the Landscape Amendments dated April 10, 2009 was distributed regarding general planting and irrigations requirements and water conservation. The public comment period ends May 10, 2009.

Signage and Striping Changes – Parking: The City's Traffic Engineering Division installed a "30 Minute Parking 9AM – 6PM Daily" green zone at 3745 Mission Boulevard. In addition, a "No Parking Anytime" sign was installed at 707 Whiting Court.

Election of 2009-2010 Board Officers: At this point, Acting Chair Nettleton requested that Debbie Watkins handle the nomination and election of Officers.

Chair: Carlton Nettleton was nominated. No other nominees.

Motion 3 was made by Debbie Watkins and seconded by Richard Miller to ELECT Carlton Nettleton as Chair from May 2009 to April 2010.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes. Carlton Nettleton elected Chair.

Vice Chair: Peggy Bradshaw was nominated. No other nominees.

Motion 4 was made by Richard Miller and seconded by Mike Meyer to ELECT Peggy Bradshaw as Vice Chair from May 2009 to April 2010.

VOTE For: 7 Against: 0 Abstain: 1

[Abstain: P. Bradshaw]

Motion passes. Peggy Bradshaw elected Vice Chair.

Secretary: Debbie Watkins was nominated. No other nominees.

Motion 5 was made by Richard Miller and seconded by Mike Meyer to ELECT Debbie Watkins as Secretary from May 2009 to April 2010.

VOTE For: 7 Against: 0 Abstain: 1

[Abstain: D. Watkins]

Motion passes. Debbie Watkins elected Secretary.

- **Secretary's Report**

Airport Noise Advisory Committee (ANAC) Update. Debbie Watkins reported that updated draft Noise Exposure Maps were submitted to the FAA for consideration regarding the Airport's Part 150 Study. The next Part 150 Study public workshop will be held in September. In addition, she told the Board the next ANAC Meeting will be held on Wednesday, April 22nd at 4 p.m. in the Commuter Terminal and meetings are open to the public.

PUBLIC COMMENT

On behalf of the Board, Richard Miller thanked Thyme Curtis and Ricardo Flores for their continued support and attention to Mission Beach's community needs.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores**, Community Representative, Office of Congresswoman Susan Davis
Mr. Flores informed the Board that Congresswoman Davis's efforts led to additional funding totaling \$368 million to build a new San Diego Federal Courthouse, which is one of the most impacted courthouses in the country.

In addition, he reported that Congresswoman Davis reintroduced a bill to end absentee ballot restrictions such as requiring a doctor's note or detailing vacation plans and to allow all eligible voters nationwide to vote by mail for any reason in federal elections.

Representative Davis held an economic forum at the University of San Diego in March to discuss President Obama's programs to prevent foreclosures and stabilize housing prices including eligibility to obtain help.

Mr. Flores told the Board that Congresswoman Davis will conduct a Beach Community Neighborhood Day on Saturday, May 2nd at the Barnes Tennis Center in Point Loma to take individual questions on issues of the day or difficulties in dealing with Federal agencies.

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
Ms. Curtis informed the Board that because of the City’s budget difficulties, fees would be raised to recover costs i.e., park use fees. Any budget concerns can be voiced to Councilmember Faulconer’s office or Thyme.

Thyme invited all present to attend Councilmember Faulconer’s “State of the District” address on April 27th at 6:30 p.m. in the Old Town Theatre.

With regard to PDO changes, Thyme reported that Dan Joyce continues to work on the changes and that although he is a little behind schedule, he’s still on target to go to counsel for review in September. She advised the Board to tighten up loose ends, and told them the Code Monitoring team can help with any questions, concerns or issues. After discussion, it was determined that Peggy Bradshaw would contact PDO subcommittee members to meet and report back to Thyme.

OTHER

- Zip Line at Belmont Park – 10 minute presentation

Andrew Voralik of the Wave House at Belmont Park introduced the Board to a proposed new ride attraction called the “Zip Flyer” and handed out a diagram detailing the ride. Riders slide down a steel cable from one point to another point. The ride consists of four (4) platforms containing spiral staircases (2 platforms @ 22 feet and 2 platforms @ 8 feet – with the tallest departure anchor at 30 feet). The ride would be located near the carousel.

For safety, Andrew told the Board that Eurobungy, the manufacturer of the ride, only uses OSHA and ASTM approved components, and that riders would be harnessed on their way up and down the spiral staircase. The Board asked whether additional parking spaces were being considered and pointed out that birds perching on cables could create an attractive nuisance.

BUILDING PLAN REVIEWS

1. **3560 Bayside Walk— Lloyd Duplex; Project #170707 (Demo existing duplex and construct new duplex – 2 units)**

The property owner and Matthew Cumming, Director of Architecture at Wintenamerica, were present.

Mr. Cumming presented the project plans and distributed diagrams of the existing duplex and proposed duplex. He told the Board the existing building would be demolished and a 3,050 sq. ft. “cottage style” duplex with wood finish would be constructed. The Board expressed a number of concerns regarding slope issues on the north side of the building, cornice trim around the building, height of fencing, and tenant parking.

After discussion, a motion was duly made by Dennis Lynch and seconded by Mike Meyer to approve the project with conditions that incorporate the Board’s concerns as follows:

Motion 6 to was made by Dennis Lynch and seconded by Mike Meyer to APPROVE WITH CONDITIONS the project at 3560 Bayside Walk as follows: (1) on the north side of the structure, the building encroaches into the required 45 degree slope at the height of 20 feet; (2) cornice trim around the building between the first and second floors may only be 6 inches in depth and 12 inches in height; (3) height of

side yard fence must not exceed 6 feet; (4) front yard fence and posts can not exceed 36 inches, and no other man-made object shall be constructed in the required front yard set back exceeding 36 inches in height; (5) eliminate trees in both side yards; and (6) PDO does not require any portion of tandem parking be enclosed, so allow tandem parking as project includes.

VOTE **For: 7** **Against: 0** **Abstain: 0**
Motion passes.

2. 807 Windemere Court – Project #174065 (Cairncross residence – demo and new SFR construction)

Dennis Lynch informed the Board that this project was discussed and approved with conditions at the March 17, 2009 meeting.

VACANT BOARD POSITIONS

Richard Miller told the Board that Jasmine Kung, who represented Region 5, submitted her resignation from the Board to him via e-mail. As a result, the Board has four (4) vacancies as follows: 2 in Region 1 (area between San Diego Place and Capistrano Place); 1 in Region 4 (area between El Carmel Place and Santa Clara Place); and 1 in Region 5 (area between Santa Clara Place and Pacific Beach Drive). The Board discussed ways to attract candidates and will continue to make a concerted effort to recruit candidates from the Mission Beach community.

COMMUNITY ORIENTATION WORKSHOP (COW) ATTENDANCE

Carlton Nettleton reminded the Board the next COW will be held on May 2nd and encouraged Board members who have not attended in the past two years to attend.

SUBCOMMITTEE REPORTS

PDO Changes Subcommittee Update: Peggy Bradshaw informed the Board the subcommittee will meet to go over loose end issues and present an update at the May meeting.

BOARD COMMUNICATIONS

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

ADJOURNMENT

Motion 7 was made by Debbie Watkins and seconded by Richard Miller to ADJOURN the meeting.

VOTE **For: 7** **Against: 0** **Abstain: 0**

Meeting was adjourned at 8:45 p.m.

Completed by:
Debbie Watkins