

**Mission Beach Precise Planning Board  
Tuesday, April 15, 2014 @ 6 p.m.  
Santa Clara Recreation Center  
Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Bob Craig	Carole Havlat	Dennis Lynch
Mike Meyer	John Ready	Mary Saska	Gernot Trolf
Debbie Watkins			

**Absent:** Tim Cruickshank; Robert Ondeck; Jenine Whittecar

**OPENING FUNCTIONS**

Meeting was called to order by Acting Chair Debbie Watkins at 6:05 p.m.

- **Approval of Minutes** for March, 2014  
Copies of the draft of the March 18, 2014 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written.

Acting Chair Watkins welcomed the newly-elected Board Members.

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the April 15, 2014 Agenda were distributed and reviewed. There were no additions to the Agenda.

- **Acting Chair's Report**

Acting Chair Debbie Watkins apprised the Board of the following matters:

**(1) Community Orientation Workshop ("COW").** Newly elected Board Members are required to attend an orientation training session within 12 months of being elected. New Board members will receive an email from the City's Development Services Department regarding the COW scheduled for Saturday, May 17, 2014. 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.

**(2) Draft Private Roster** – Acting Chair Watkins distribution a draft of the Private Roster containing contact information of Board Members for review to make sure their contact information is correct, which will be filed with the Development Services Department.

- **Acting Secretary's Report**

Acting Secretary Debbie Watkins announced the Attendance Report of Absences starts fresh for Board Members for FY April 2014 – March 2015. Absences in the previous fiscal year are disregarded.

## **PUBLIC COMMENT (limited to 3 minutes per speaker)**

- Andy Chotiner, a long-time Mission Beach property owner and resident, commented that he is concerned developing the former Mission Beach Elementary property will change the character of the community by adding higher density and other problems. He pointed out Mission Beach does not have a community park and believes the site of the former kindergarten and auditorium with the 50+ year-old Ficus tree along the south side of Santa Barbara Place is the ideal location for an open-space enclosed community park. He does not think the City should allow the developers to build 12 3 bedroom condos on this smaller parcel without considering the impact of developing the larger parcel on the community as well. Mr. Chotiner reported he and a group of concerned residents have obtained over 500 signatures on a Petition to urge the City of San Diego to require the developers to save the Ficus tree and create a community park around the tree at this location.

Acting Chair Watkins commented that because the Petition has garnered so much interest, the Board would like invite the community to vote on the matter at the May 20, 2014 Board Meeting.

- Mike Meyer commented he was surprised and dismayed to find out the original 1926 tiles in the Plunge and the pedestal were removed during construction, and is concerned the tiles may have had historical significance.

## **REPORTS FROM GOVERNMENT OFFICIALS**

- **Councilmember Ed Harris, San Diego City Council District 2**

Councilmember Ed Harris introduced himself and commented that one of his goals during the next 8 months is to hear from the Mission Beach Precise Planning Board about current issues important to the community. Mr. Harris gave updates on Veterans Village and the new restrictions on medical marijuana dispensaries. Councilmember Harris reported he has heard from the residents in Mission Beach regarding the development of the Mission Beach Elementary School and their main concern is to reduce the density of the project. He mentioned the Belmont Park lease is being renegotiated. Mike Meyer commented he is concerned the traffic mitigation fund will be lost if the lease with Belmont Park is renegotiated. Mr. Harris called attention to the \$2B estimate needed for infrastructure projects as the No. 1 problem discussed in the recent budget meeting with the Mayor.

## **OTHER**

### **Information Items:**

- **Belmont Park Update** –Dan Hayden, Director of Engineering at Pacifica Enterprises

Dan Hayden gave an update on the status of the construction in the Plunge building. He reported they are looking to waterproof the roof with a removable glass dome.

Board members asked whether the removal of the original 1926 tiles and pedestal was run by historical for review. Mr. Hayden responded no historical review was conducted on the tiles and the pedestal was removed because it was a liability where children could slip and hit their head and needed to be replaced.

## **BUILDING PLAN REVIEW**

### **Action Item:**

- **3826 Bayside Walk – Garbaczewski Project No. 352168: Sustainable Expedite Program Coastal Development Permit to demolish a residence and construct a 1,440 sq. ft. single family residence**

Architect Ricardo Torres represented the property owner.

Acting Chair Watkins stated this project was initially presented at the March 18, 2014 Board Meeting. However, no action was taken at the March 18th Board Meeting so the Architect could correct and clarify issues raised as follows:

(1) Northwest corner of the property switches from a 5-foot setback to a 3-foot setback, where the roof does not meet the 45 degree setback requirement at 20' above grade;

(2) Project does not comply with the PDO Section 1513.0304 (c) (6) at the South elevation that requires a rear yard setback where the garage is located (variance required);

(3) Project does not comply with the 50% offset for the full height of the structure;

(4) Landscaping – any trees proposed in the required yard area must be planted within four to five feet of the primary structure; and

(5) No man-made structure above 36" can be constructed within the front or Bayside

Architect Ricardo Torres presented the revised building plans and addressed each issue. Architect Torres also noted the applicant updated the Coastal Development application to include a formal Variance application for a ground floor only zero setback to allow for an enclosed garage.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the revised plans for the Board and noted issues (1), (3), (4) and (5) listed above have been corrected.

Architect Torres addressed the request for a Variance to allow for a ground floor rear yard setback of 0'-0" to allow the applicant to use the substandard 8'-0 of right of way frontage to reconstruct a single car garage to provide off street secure parking to the lot. He discussed the four findings for a variance in detail and gave sufficient explanation for each finding.

After further discussion, two motions were duly made to approve the project and approve the Variance application because the Board's concerns were addressed and corrected satisfactorily.

**Motion 1 was made by Dennis Lynch and seconded by Peggy Bradshaw to APPROVE the project plans at 3826 Bayside Walk as presented.**

**VOTE For: 8 Against: 0 Abstain: 0**

**Motion passes.**

**Motion 2 was made by Peggy Bradshaw and seconded by John Ready to APPROVE the Variance request at 3826 Bayside Walk as presented.**

**VOTE For: 8 Against: 0 Abstain: 0**

**Motion passes.**

**Action Item:**

- **2981 Ocean Front Walk Condo Conversion – Project No. 359409: Map Waiver (Process 3) to convert 2 existing residential dwelling units into condominiums on a 0.062 acre site**

Robert Bateman of San Diego Land Surveying and Engineering, Inc. represented the project owner, Kelley Vacation Rentals, LP.

Mr. Bateman presented the Map Waiver request and distributed the project plan. He noted the building will stay intact.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board and found no problems with the plans. After discussion, a motion was duly made as follows:

**Motion 3 was made by Mike Meyer and seconded by Dennis Lynch to APPROVE the Map Waiver to convert 2 existing residential dwellings units into condominiums at 2981 Ocean Front Walk.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

**Action Item:**

- **2985 Ocean Front Walk Condo Conversion – Project No. 359403: Map Waiver (Process 3) to convert 2 existing residential dwelling units into condominiums on a 0.062 acre site**

Robert Bateman of San Diego Land Surveying and Engineering, Inc. represented the project owner, Kelley Vacation Rentals, LP.

Mr. Bateman presented the Map Waiver request. He noted the building will stay intact and it is the same layout as the 2981 Ocean Front Walk building discussed above.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board and found no problems with the plans. After discussion, a motion was duly made as follows:

**Motion 4 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE the Map Waiver to convert 2 existing residential dwellings units into condominiums at 2985 Ocean Front Walk.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

## **BOARD COMMUNICATIONS**

**Action Item:**

- **2014 Board Election of Officers**

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

**Motion 5 was made by Peggy Bradshaw and seconded by Gernot Trolf to RE-ELECT Debbie Watkins as Chair and Secretary for FY April 2014 – March 2015.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes. Debbie Watkins re-elected Chair and Secretary.**

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

**Motion 6 was made by Peggy Bradshaw and seconded by Mike Meyer to RE-ELECT Gernot Trolf as Vice Chair for FY April 2014 – March 2015.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes. Gernot Trolf re-elected Vice Chair.**

Acting Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting. She pointed out the next Board Meeting will be held on **May 20, 2014 at 6:00 p.m. at the Santa Clara Recreation Center.**

**ADJOURNMENT**

**Motion 7 was made by Mike Meyer and seconded by Peggy Bradshaw to ADJOURN the meeting at 7:10 p.m.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

Submitted by: Debbie Watkins, Secretary