

**Mission Beach Precise Planning Board
Tuesday, March 18, 2014 @ 6 p.m.
Santa Clara Recreation Center – Bay View Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Mike Meyer	Robert Ondeck	Mary Saska	Gernot Trolf
Debbie Watkins			

Absent: Mary Willmont; John Ready

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 6:08 p.m.

- **Approval of Minutes** for February, 2014
Copies of the draft of the February 18, 2014 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 March 18, 2014 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:
 - (1) **AT&T Bonita Cove Cell Tower Update.** AT&T started construction on March 11th at the Plunge Building to install 10-12 cell towers and expect the work to be done in about three months.
 - (2) **Community Orientation Workshop ("COW").** Newly elected Board Members are required to attend an orientation training session within 12 months of being elected. By completing this training, the City Attorney's Office indemnifies the member from lawsuits filed against the planning board. New Board members will receive an email from the City's Development Services Department regarding the COW when a date has been set, usually in May. 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.
 - (3) **Notice of Public Hearing from the Historical Resources Board** on March 27, @ 1 pm Council Committee Room regarding 833 Island Court – The Board will hold a public hearing to consider historical designation of the property. If approved, it will be added to the City of San Diego's Register of Designated Historical Resources.

- **Secretary's Report**

None

PUBLIC COMMENT (limited to 3 minutes per speaker)

None

REPORTS FROM GOVERNMENT OFFICIALS

None

OTHER

Information Items:

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

Dan Hayden reported the Plunge has been drained for major renovations and the steel refurbishment has been fast tracked. He noted construction of the new community room on the north side of the park near Ventura is progressing and will be very spacious.

- **Principals of McKellar McGowan LLC** - Update regarding development plans for the Mission Beach Elementary School Property

Presenters: Tim McGowan and Jeff Johnson

Tim McGowan and Jeff Johnson presented a conceptual design overlay depicting three 4-plexes they are planning to build on the 825 Santa Barbara portion of the project where the kindergarten and auditorium are now located. They commented that preliminary building plans were submitted to the City for this area. They pointed out that overall there will be a diversity of structures: four-plexes, single family homes, and duplexes.

Plan Reviewers Dennis Lynch and Mike Meyer explained that the design of the proposed three buildings does not conform to setback requirements of the Planned District Ordinance (PDO). Several Board members pointed out that the parcel selected to begin development is the parcel the community would like to use to meet the park requirement the City said the community is entitled to for this project's total size. Chair Watkins noted the Board also has recommended the large old Ficus tree on that parcel be saved. She noted City representative from various departments inspected the tree and found it to be viable and suggested it would make a perfect signature tree for a community park.

Community residents were given an opportunity to comment and ask the developers questions regarding their project. The major concerns expressed related to increased density, traffic and parking issues, undergrounding utilities, and open green space for the community. One resident was concerned that 189 bedrooms will be added and only 126 parking spaces. Also, the community will lose approximately 38 parking spaces currently used by residents. Other residents expressed concern that the units will be rental units for students and short-term summer rentals, which will add to noise and more trash issues. The developers stated they plan to put together CC&R's with restrictions for property owners.

Board Member Peggy Bradshaw requested that the Board have an opportunity to review the CC&R's.

BUILDING PLAN REVIEW

Action Item:

- **3826 Bayside Walk – 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.

Architect Ricardo Torres presented the building plans. He noted the proposed building will be two and one-half stories, is located at the end of the alley at Seagirt, and will be solar powered.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the plans for the Board. Plan Reviewer Lynch noted the following problems with the plans:

(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 setback.

No vote was taken so the Architect can correct and clarify issues raised. It was determined this project will be scheduled as an Action Item at the Board's April 15, 2014 Meeting.

BOARD COMMUNICATIONS

Information Item:

- **Results of March 2014 Board Election for Area Representatives**

Election Secretary Mary Saska reported the results of the 2014 Election of Area Representatives as follows:

Area II (between North Side of Capistrano Pl & South Side of W. Mission Bay Dr and Ventura Pl)

Mike Meyer Term 2014-2017

Robert Ondeck Term 2012-2015

Area III (between North Side of W. Mission Bay Dr and Ventura Pl & South Side of El Carmel Pl)

Jenine Whittecar Term 2014-2017

Area IV (between North Side of El Carmel Pl & South Side of San Jose Place)

Mary Saska Term 2014-2017

Area V (between North Side of San Jose Place & South Side of Pacific Beach Drive)

Bob Craig Term 2014-2017

Peggy Bradshaw Term 2012-2015

Chair Watkins certified the results of the March 18, 2014 Election of Area Representatives.

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 **April 15, 2014 at 6:00 p.m. at the Santa Clara Recreation Center.**

ADJOURNMENT

Motion 1 was made Tim Cruickshank and seconded by Robert Ondeck to ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0
Motion passes.

Submitted by: Debbie Watkins, Secretary