

**Mission Beach Precise Planning Board**  
**Tuesday, September 16, 2014 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**  
**Minutes of Meeting**

**Board Members Present:**

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

**Absent:** Robert Ondeck; Jenine Whittecar

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:08 PM

- **Approval of Minutes** for July, 2014  
The Board was dark in August. Copies of the draft July 15, 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 September 16, 2014 Agenda were distributed and reviewed. The following motion was duly made adding the following Action Item to the September 16, 2014 by unanimous vote regarding DecoBike and the City's bike-share program in Mission Beach:

**Motion 1 was made by Debbie Watkins and seconded by Mike Meyer to ADD as an ACTION ITEM and discussion to send a letter to City officials and DecoBike representatives asking them not to implement the bike-share program in Mission Beach until issues with proposed locations are vetted and resolved by the community.**

**VOTE                      For: 9                      Against: 0                      Abstain: 0**

Motion passes.

- **Chair's Report**

1. **Project Update Re: 3826 Bayside Walk – Utility Alley at Seagirt and Bayside Walk**  
Chair Watkins reminded the Board that it heard this matter in March and April of 2014. It concerned a demo and rebuild of a non-conforming structure to allow for a ground floor rear yard setback of 0'-0" allowing 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. The Board approved the project plans and variance at the April meeting. The project plans and variance were then approved by the City. However, two Coastal Commission members appealed the decision opposing the variance and setback because the variance would set a precedent and violates the open view corridor requirements to the Bay. It was scheduled before the Coastal Commission on August 13<sup>th</sup>, but was continued because the applicant gave them a 49-day waiver and asked to be continued to another hearing. Chair pointed out this ruling could impact over

20 utility alleys along Bayside Walk and Ocean Front Walk, most of them located north of Santa Clara Place. Tim Golba, Architect for the project, was present for another matter and gave the Board an update. Mr. Golba reported that building plans will be modified to include 50% remaining walls rather than a demo and rebuild. The matter will be resolved in October by the Coastal Commission.

**2. Update - Former Mission Beach Elementary School Community Petition to Save the Ficus Tree and Create a Neighborhood Park**

Christa Star, who led the Petition drive that carries over 500+ signatures, filed a Nomination Form to designate the Ficus tree at the former kindergarten and auditorium site (825 Santa Barbara Place) as a landmark tree with the Community Forest Advisory Board ("CFAB"). The matter was heard as an Action Item by the CFAB on September 10, 2014. The CFAB voted 9-0-0 to designate the Ficus tree as a landmark and heritage tree in Mission Beach. The developer group was notified by the City's Sr. Planner via email and a phone call regarding the matter before the CFAB but they did not attend. After the meeting, they claimed technical errors with the City's notice to parties and incorrect wording of the matter on the September 10<sup>th</sup> Agenda. Chair Watkins noted that even though the community won a victory, the vote will not count.

Chair Watkins displayed an artist's drawings of a proposed population-based park with the Ficus tree at the .34 acre site for all to view. She noted the drawings were created by a concerned community group for use by the Board.

**3. Former Mission Beach Elementary School Master Environmental Impact Report ("MEIR") and Scoping Meeting on September 23, 2014**

Chair Watkins reported she sent Board Members and the Mission Beach Town Council the MEIR Notice regarding this matter via e-mail. To help prepare for the Scoping Meeting, Chair Watkins put together a cheat sheet that includes the environmental categories of importance for the MEIR, which she distributed. She invited all interested parties to attend this important public meeting to voice their concerns, which will be addressed in the MEIR. Chair Watkins noted the developers are responsible for preparing the MEIR with input from the City and community. Chair Watkins reminded everyone that this is the largest land use change in Mission Beach in 50 years and will greatly impact the character of our community for many years in the future.

- **Secretary's Report**  
None.

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

- John Ready commented that he sits on the citizen's Utility Undergrounding Advisory Committee, which consists of five community members appointed by Councilmembers, and representatives from private utility companies, San Diego Gas and Electric, Cox Communications, AT&T and Time Warner. They advise the City Council on how the City can minimize community concerns relating to installing big box utility equipment, and how to improve communications in implementing the program. He has attended three meetings and the next public meeting is Friday, September 19<sup>th</sup> from 8:30 – 10:30 AM at City Hall.

- Bob Craig commented he is working with the Pacific Beach Collaborators group that meets once a month to discuss issues that can improve communities through increased livability. The group is considering painting murals on paving at key intersections in Pacific Beach. He

would like to propose looking into murals at crosswalks in Mission Beach that could depict Mission Beach history and logos.

## **REPORTS FROM GOVERNMENT OFFICIALS**

- **Chet Barfield, Community Representative for Councilmember Ed Harris, San Diego City Council District 2**

Chet Barfield reported that on October 23, 2014, the design work for the undergrounding project in South Mission Beach will be discussed at a community meeting at 6 PM at the Santa Clara Recreation Center. Mr. Barfield handed out a two-month Newsletter from Councilmember Ed Harris. He announced the Belmont Park Lease extension will be heard by the City Council on Tuesday, September 23, 2014.

## **OTHER**

### **Information Items:**

- **Pacific Beach Pipeline Project through Mission Beach to West Mission Bay Drive: City of San Diego presentation by Manny Delgado, Account Manager at Collaborative Services, Inc.**

Present: Manny Delgado, Account Manager at Collaborative Services; Kevin Gibson, Associate at Rick Engineering Company; City of San Diego Jing DeBeliso, Project Engineer, Right-of-Way Design, Public Works Department; and Jeff Soriano, Associate Engineer, Right-of-Way Design, Public Works Department

Manny Delgado reported that the project is in the design stage and supports the City's replacement of cast iron pipes. The project will replace approximately 7.6 miles of water main and approximately 1.6 miles of sewer main in the Midway/Pacific Highway Corridor and Mission Bay area as well as abandon and demolish the Pacific Beach Reservoir.

Kevin Gibson described the areas affected along Mission Boulevard to West Mission Bay Drive. Construction is scheduled for October 2015 – October 2018. Traffic flow over the bridge will be minimized during construction. For more information visit [www.sandiego.gov/cip/index.shtml](http://www.sandiego.gov/cip/index.shtml)

- **Belmont Park Update: Dan Hayden, Director of Engineering with Pacifica Enterprise**

Dan Hayden reported attendance is up; there are new attractions on the midway; and new restrooms. He commented that their goal to create a family environment has been well received, and Police reported a drop in crime. Mr. Hayden announced the community room (Coaster Terrace) is completed; the Plunge rehab and Athletic Club will be completed by mid-2015; and the Cannonball is delayed until a working elevator can be installed.

With regard to the Lease renegotiation, Mr. Hayden noted the main points have been reviewed by the City. There will be a merger between the Coaster and Belmont Park to create a unified operation to make improvements to leaseholds. The south parking lot will be rolled into the improvements, which includes enlarging the parking lot with 108 new spaces and 90 spaces for the valet amenity. He asked for a voice support of the group to the City Council.

Dennis Lynch asked whether they had plans for a hotel. Mr. Hayden responded they had no hotel or residential dwellings planned. Mike Meyer asked about plans for the dirt lot near the restroom and Draft restaurant. Mr. Hayden answered the dirt lot will be improved with hardscape

as part of the south parking lot improvements, which will be put under the Belmont Park leasehold not under Park and Recreation as it is now.

## **BUILDING PLAN REVIEWS**

### **Action Items:**

- **815 Dover Court (Brilliant Residence) – Project No. 379603: Sustainable Expedite Program, Coastal Development Permit (Process 3) to demolish an existing structure and construct a 3-story, 2,603 sq. ft. single family residence on a 2,4012 sq. ft. site**

Present: Tim Golba, Golba Architecture

Owner was not present. Architect Golba represented the owner.

Architect Golba presented the building plans. He pointed out the 3-story single family residence will be the owner's retirement home. It will include an elevator, a court yard veranda, sloping copper roof, and three parking spaces.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the plans for the Board. Plan Reviewer Lynch pointed out the single-family residence meets the requirements of the Planned District Ordinance ("PDO"). After further discussion, a motion to approve the project was duly made as follows:

**Motion 2 was made by Peggy Bradshaw and seconded by Mike Meyer to APPROVE the building plans at 815 Dover Court to demolish an existing structure and construct a 3-story, 2,603 sq. ft. single family residence as presented.**

**VOTE                      For: 9                      Against: 0                      Abstain: 0**

**Motion passes.**

- **3458 & 3460 Bayside Walk – Project No. 371877: Tentative Map Waiver and Coastal Development Permit (Process 3) to create two (2) residential condominium units**

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

Owner was not present. Mr. Bateman represented owner.

Chair Watkins noted that the Board reviewed this project as an Extension of Time at its November 12, 2012 meeting. The Board granted the extension of time and Plan Reviewer Dennis Lynch reviewed the plans for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. Mr. Lynch pointed out areas in the project plans that did not comply with the new PDO that would have to be corrected before the project was built as follows:

1. Tandem parking space on the Eastern portion of the lot must be 8 ½ feet wide [See: PDO, effective August 9, 2012, §1513.0403 (b) (4) (A)];
2. Roof eaves cannot encroach into interior side yards more than 6 inches. Exact measurements of eaves are not noted on the plans;
3. The tree located in the front yard setback must be planted within 4 to 5 feet of the primary structure [See: PDO, effective August 9, 2012, §1513.0402(a)(1)]; and
4. No man-made objects greater than 36 inches shall be located in the required front yard setback.

Chair commented that before the Board can consider this Tentative Map Waiver, it needs to make sure these conditions were remedied.

Golba Architecture handled this project's current redesign and Tim Golba was able to confirm that the project was redesigned and the above-mentioned conditions were corrected and no longer exist. Plan Reviewer Dennis Lynch confirmed this to be true. After further discussion, the following motion was duly made:

**Motion 3 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE The Tentative Map Waiver and Coastal Development Permit (Process 3) to create two (2) residential condominium units at 3458 & 3460 Bayside Walk as presented.**

**VOTE For: 9 Against: 0 Abstain: 0**

**Motion passes.**

- **Beach Market, 3419 Mission Boulevard – Project No. 367867: Conditional Use Permit for a Type 21 Off-Sale General Liquor License in an Existing Store**

Present: Owner Issam Ibrahim Hurmiz; Consultant Robert Zakar

Chair Watkins distributed a copy of the "San Diego Police Department Conditional Use Permit Recommendation" dated September 13, 2014 for the Beach Market for review. Chair Watkins pointed out the Conditional Use Permit has been approved by the San Diego Police Department based upon Mr. Zakar's agreement that Beach Market will have the exact conditions as Harry's Market, located at 750 Ventura Place, which is also owned by Mr. Hurmiz. The conditions at Harry's Market consist of recommendations by the Mission Beach Precise Planning Board that were incorporated into the Conditional Use Permit dated September 28, 2011 for Harry's Market.

Mr. Zakar informed the Board that the Beach Market will get a new façade to code and liquor will be controlled behind the counter – customers will have to ask for the liquor.

Board Members were concerned about the number of alcohol licenses allowed in this Census Tract – 3 allowed and the number of alcohol licenses existing – 13 existing, and the high crime rate of 526.6% for 2013, with 812 violations of alcohol related crime (1955.8%). According to the Police report, both of these figures are over the acceptable rate of 120%. Bob Craig commented that there is no need to increase alcohol licenses in Mission Beach.

After further discussion, the following motion was duly made:

**Motion 4 was made by Mike Meyer and seconded by Carole Havlat to SUPPORT the San Diego Police Department Conditional Use Permit Recommendation with two additional requirements: (1) requires placing and maintaining a video camera at 3419 Mission Boulevard for surveillance of outside building area; and (2) advertisement signs are not allowed in front of the store on the sidewalk.**

**VOTE For: 5 Against: 4 Abstain: 0**

**This vote represents the majority of the voting members present.**

[Against: B. Craig; P. Bradshaw; J. Ready; G. Trolf]

- **753 Island Court – Project No. 356024: Third Review - Coastal Development Permit (Process 3) to demolish the existing residences and construct a two-unit, 2,606 sq. ft. residential building on a 2,400 sq. ft. lot.**

Present: Architect Efrain Sanchez with ICD Design; Owner Dennis Turbes

Architect Sanchez presented the revised building plans and noted he made the corrections regarding the 45 degree setback and removed the eaves that were in violation of the PDO.

Plan Reviewer Mike Meyer reviewed the revised plans for the Board and noted the PDO violations were corrected; however the trees in the front yard are required to be 4-5 feet from the primary structure. After further discussion, the following motion was duly made to approve the project with a condition as follows:

**Motion 5 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE the project at 753 Island Court to demolish the existing residences and construct a two-unit residential building at 753 Island Court as presented with the condition that the trees in the front yard are required to be planted 4-5 feet from the primary structure.**

**VOTE                      For: 9                                      Against: 0                                      Abstain: 0**

**Motion passes.**

**Board Communications**

**Action Items:**

- **DecoBike – Discussion to send letter to City officials and Decobike representatives asking them not to implement the bike-share program in Mission Beach until issues with proposed locations are vetted and resolved by the community**

Chair Watkins reported the City of San Diego partnered with Deco-Bike, a Miami-based company, to operate a city-wide bike share program back in April 2013. Apparently, DecoBike paid the City \$8M and signed a 10-year contract with the City to create a city-wide network of 180 bike stations for short-term rentals.

Chair Watkins distributed pictures of the two proposed locations at Belmont Park along the sidewalk where two 36-bike stations will be installed. She informed the Board that the Pacific Beach Planning Group endorsed sending a letter to public officials and DecoBike not to implement it in Pacific Beach until issues with some proposed locations are vetted and resolved. Chair recommended that the Mission Beach Precise Planning Board follow and send a similar letter. After further discussion, the following motion was duly made:

**Motion 6 was made by Peggy Bradshaw and seconded by Gernot Trolf to AUTHORIZE the Chair to send a letter to City officials and Decobike representatives asking them not to implement the bike-share program in Mission Beach until issues with proposed locations are vetted and resolved by the community.**

**VOTE                      For: 9                                      Against: 0                                      Abstain: 0**

**Motion passes.**

- **Mike Meyer – Vote to send letter to Zoning Code Enforcement regarding selling items and advertising on sidewalk along Ventura Place in violation of the Mission Beach Planned District Ordinance**

Mike Meyer expressed his concern about the swap meet atmosphere along Ventura Place that has existed for many years. He pointed out the Mission Beach Planned District Ordinance specifically states at §1513.0405 *Outdoor Display Regulations* that items for sale outside of the store are not allowed along Ventura Place. He pointed out only rental items are permitted provided that there is an 8-foot clearance, measured from the curb to the primary structure, for pedestrian passage. He also questioned the placement of free-standing advertisement signs along the public-right of way. Mr. Meyer showed pictures of items for sale along Ventura Place. He informed the Board he made numerous complaints to the City's Code Enforcement division to no avail. He pointed out the City is either not enforcing the ordinance or is using selective enforcement and he would ask the Board to send a letter to the Code Enforcement to implement the ordinance.

After further discussion about the contents of the letter and questions about the regulations concerning advertisement signs, the Board decided to table action on this matter until the October 21, 2014 Meeting, with review of the proposed letter to the City at that time.

Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next meeting will be held on October 21, 2014 at the Belmont Park Community Room at 7:00 PM.

#### **ADJOURNMENT**

**Motion 7 was made by Carole Havlat and seconded by Gernot Trolf to ADJOURN the meeting at 9:00 PM.**

**VOTE**

**For: 9**

**Against: 0**

**Abstain: 0**

**Motion passes.**

Submitted by: Debbie Watkins, Secretary