

**Mission Beach Precise Planning Board
Tuesday, November 20, 2012
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Nick Cantalupo	Carole Havlat	Dennis Lynch	Carlton Nettleton
Robert Ondeck	John Ready	John Vallas	Mary Willmont
Debbie Watkins			

Absent:

Peggy Bradshaw	Mike Meyer	Mary Saska	Gernot Trolf
----------------	------------	------------	--------------

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:05 p.m.

- **Approval of Minutes** for October, 2012
Copies of the draft of the October 16, 2012 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 November 20, 2012 Agenda were distributed and reviewed. A motion was duly made to continue the Action Item "Project No. 290417 – Triplex for WIR Holdings, LLC at 2719 Bayside Walk" to Tuesday, January 15, 2013 so architects for the property owners can file appropriate amendments with the City to adhere with the Mission Beach Planned District Ordinance, effective August 9, 2012; and add an Action Item to approve the use of the Mission Boulevard Maintenance Assessment District Funds for FY 2013 to mail postcards to property and business owners of record inviting them to participate in an on-line survey regarding project improvements in the community.

Motion 1 was made by Debbie Watkins and seconded by Carole Havlat TO REVISE the November 20, 2013 Agenda as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

- **Chair's Report**

(1) **FY 2014 Capital Improvement Program Project Request Forms** – Chair Watkins reminded the Board that seven (7) capital improvements project request forms were submitted and discussed at the October 16, 2012 Meeting. A majority of the Board and community members agreed on five (5) projects to be submitted to the City. Chair referred to the October 16th minutes for the list of these projects. Two (2) projects regarding adding traffic signals at San Jose Place and El Carmel Place did not receive a majority agreement. Chair stated she checked with the City's CIP representatives and was informed that only those projects agreed to by the majority needed to be submitted. Therefore, the two traffic signal projects were not submitted pursuant to community input.

(2) **MB Precise Planning Board Appeals Update:**

- **Project No. 271240 at 2975 Ocean Front Walk** – Chair Watkins reported that according to the City’s Project Manager, there are some issues to be resolved prior to obtaining the required building permits. The property has been recorded “Pending Administrative Enforcement Action” and will not be released until the property is in full compliance. As soon as the City determines the project is in full compliance, an appeal hearing will be scheduled.
- **Appeal of AT&T’s 30-ft Clocktower at Bonita Cove** – Chair reminded the Board the alternative location at Belmont Park to locate cell phone antennas and computer room equipment has been agreed to by AT&T and plans were filed with the City to accomplish this siting. She stated that according to City representatives, Belmont Park has a new owner as of last Friday and both the City and AT&T are still patiently waiting for the new owner’s approval.

(3) **Mission Beach Elementary School Update** – Chair reported the latest update is the San Diego Unified School Board voted to not sell the school at this time. Chair stated she invited School Board Trustee Scott Barnett to attend the Board’s January 15, 2013 meeting as a community outreach to discuss the status of the school, and take questions and suggestions from residents of the community. So far, Mr. Barnett has a tentative meeting on the calendar for that date; however, there is a possibility it will be cancelled.

- **Secretary’s Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)
None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)
Mr. Flores reported he will no longer represent the coastal areas, and he can relay any concerns to Scott Peters’ transition team. He handed out the *The Davis Dispatch* November 2012 for review. He pointed out Congresswoman Davis led a bipartisan effort to make the border more efficient and faster. By 2016, three phases will be complete by adding 33 lanes. Also, she held a small business forum to help San Diego small businesses get information to achieve doing business with the Federal Government contracting market.

OTHER

Possible Action Item:

- **Mission Boulevard Maintenance Assessment District (“MBMAD”) Proposed FY 2014 Budget Approval**

Andy Field, Assistant Deputy Director, Park & Recreation Dept., Maintenance Assessment Districts and Bob Smith, Grounds Maintenance Manager, Open Space, Maintenance Assessment District distributed the “Final Draft 10/29/12 Proposed Budget for FY 2014 (07-01-13 to 06-30-14)” for review and discussion. They noted the scope of the MBMAD has not changed i.e., to maintain 191 tree wells on both sides of Mission Boulevard from the southern end near Jetty north to Pacific Beach Drive, including two (2) tree wells on West Mission Bay Drive. After further discussion and questions, the following motion was duly made to approve the FY 2014 Proposed Budget as follows:

Motion 2 was made by Mary Willmont and seconded by Carlton Nettleton TO APPROVE the MBMAD Proposed Budget for FY 2014 (07-01-13 to 06-30-14) as presented.

VOTE

For: 8

Against: 0

Abstain: 0

Motion passes.

BUILDING PLAN REVIEWS

Action Items:

- **3458 Bayside Walk – Project No. 295461 (EOT Mayer Duplex):** Approve 3-year extension of time for Coastal Development Permit to demolish existing four units and construct two residential for-rent units

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans for Ricardo Torres; Architect Sara Horton assisted.

Chair Watkins and Architect Beaver pointed out there are three (3) conditions to consider when granting an extension of time pursuant to Section 126.0111 as follows:

1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety;
2. There are no changed circumstances which would affect the project's consistency with the local coastal program; and
3. No new condition is required to comply with state or federal law

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) Tandem parking space must be 36 feet in length, not 35 feet as shown on project plans [See: PDO, effective August 9, 2012, Section 1513.0403 (b) (4) (A)];
- (2) Roof structure encroaches into interior side yards on North and South sides of building. Construction is too tall to be considered as eaves. Roof drains are allowed if they do not encroach more than 6 inches into the required interior side yards;

Plan Reviewer Lynch stated landscaping appears okay. There are no trees in the front yard that would require placement within 4 to 5 feet from building structure, and no man-made objects in the front yard setback greater than 36 inches in height.

Board Member Cantalupo pointed out the Board is being asked to approve an extension of time and not whether the plans conform to the new PDO. The Board agreed but wants the minutes to reflect the project plans do not adhere to the new PDO requirements. After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Mary Willmont TO APPROVE the three-year extension of time for the Coastal Development Permit to demolish four units and construct two residential for-rent units.

VOTE For: 7 Against: 0 Abstain: 1

Motion passes.

[Abstain: J. Vallas: needed more information regarding the definition of eaves]

- **729 Devon Court – Project No. 296192 (Nelson Duplex):** Sustainable Expedite Program Coastal Development Permit to demo Single Family Residence and construct a 2,646 sq. ft. Duplex with attached 496 sq. ft. garage on a 0.05 acre site

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans.

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO 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, Section 1513.0403 (b) (4) (A)];
- (2) Roof eaves can not encroach into interior side yards more than 6 inches. Exact measurements of eaves are not noted on the plans; and
- (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, Section 1513.0402 (a) (1)]. No man-made objects greater than 36 inches shall be located in the required front yard setback.

Plan Review Lynch pointed out the revised PDO makes trees optional unlike the General City Code. After further discussion, the following motion was duly made to deny the project plans for the above-mentioned reasons:

Motion 4 was made by Dennis Lynch and seconded by Mary Willmont TO DENY the Coastal Development Permit to demo Single Family Residence and construct a 3-story 2,646 sq. ft. Duplex with attached 496 sq. ft. garage at 729 Devon Court for the above-mentioned reasons.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

- **3610 Bayside Walk – Project No. 296187 (Cadena Residence):** Sustainable Expedite Program Coastal Development Permit to demo Single Family Residence and construct a 2,762 sq. ft. Single Family Residence with attached 399 sq. ft. garage on a 0.06 acre site

Architect Chad Beaver of Golba Architecture, Inc. represented Property Owner and presented the project plans for Rebecca Marquez.

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. He presented his review and pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) The open tandem parking space must be 36 feet long and 8 ½ feet wide [See: PDO, effective August 9, 2012, Section 1513.0403 (b) (4) (A)];
- (2) The eaves on the third floor roof can not encroach more than 6 inches into the interior side yard setbacks on the North and South elevations. This also applies to the first floor garage eave on the North interior side yard;
- (3) The railings have a curved portion that encroaches into the front yard second story setback on the East and into the side yard setbacks on the North third floor and on the second and third floors on the South.

With regard to landscape, Plan Reviewer Lynch pointed out no landscape plans were submitted. He discussed the 50% softscape/50% hardscape provision in the revised PDO. He noted trees must be planted within 4 to 5 feet from the building, and no man-made objects greater than 36 inches shall be located in the required front yard setback.

After further discussion, the following motion was duly made to deny the project plans for the above-mentioned reasons:

Motion 5 was made by Dennis Lynch and seconded by Nick Cantalupo TO DENY the Coastal Development Permit to demo Single Family Residence and construct a 2,762 sq. ft. Single Family Residence with attached 399 sq. ft. garage at 3610 Bayside Walk for the above-mentioned reasons.

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

BOARD COMMUNICATIONS

Possible Action Item:

- **Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee Update –** Approve community survey for distribution to Mission Beach residents, property owners, and business owners to gauge public interest in expanding the Mission Boulevard Maintenance Assessment District beyond its current purpose of providing maintenance of landscaped right-of-way trees and planters located on Mission Boulevard

John Vallas, Chair, Ad-hoc Subcommittee distributed its November 16, 2012 Report with proposed survey for review. Several Board Members made comments and suggestions regarding questions on the survey for further modification before distributing to participants. After further discussion, the following was duly made to approve the survey for distribution with reflected changes:

Motion 6 was made by Carlton Nettleton and seconded by Carole Havlat TO APPROVE the community survey with reflected changes for distribution to Mission Beach property owners, business owners, and residents to gauge public interest in expanding the Mission Boulevard Maintenance Assessment District beyond its current purpose of providing maintenance of landscaped right-of-way trees and planters located on Mission Boulevard.

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

Action Item:

- **Approve use of FY 2013 MBMAD funds for mailing postcards to property owners of record inviting them to participate in an on-line survey regarding project improvements in the community**

Chair Vallas distributed a cost breakdown to print and mail the surveys at a total cost of \$971.20. After further discussion, a motion was duly made to approve the use of FY 2013 MBMAD funds as follows:

Motion 7 was made by Carlton Nettleton and seconded by John Ready TO APPROVE use of FY 2013 MBMAD funds to print and mail postcards to property owners of record inviting them to participate in an on-line survey regarding project improvements in the community in the amount of \$971.20.

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

Chair Watkins stated Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next Board Meeting is **Tuesday, January 15, 2013** in the Belmont Park Community Room.

ADJOURNMENT

Motion 8 was made and seconded to ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Meeting was adjourned at 9:00 p.m.

Completed by:
Debbie Watkins, Secretary