

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

Board Members Present:

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

Absent:

None.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:10 p.m.

Election Process: Chair Watkins announced that Dennis Lynch will take over the duties of Election Secretary tonight. Final results will be announced near the end of the meeting by the Election Secretary. New Area Representatives will sit and conduct business as Board Members at the April 17th Meeting after the Minutes are approved. In addition, the 2012 Board Election of Officers will take place at the April 17th meeting.

- **Approval of Minutes** for February 21, 2012
Copies of the draft of the February 21, 2012 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the March 20, 2012 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Letters. Chair Watkins reported that pursuant to motions made at the February meeting, letters were sent to the San Diego Park & Recreation Board to support the Control Line Model Airplane Flying Club's for a dedicated site on the south east corner of Ski Beach in Pacific Beach, and the City Traffic Engineer regarding no parking sign on Mission Boulevard and Ventura.

PDO Update. Coastal Commission sent the PDO back to City Council for approval. Dan Joyce will expedite the process.

AT&T Mobility Bonita Cove West Cell phone clocktower Appeal Update. Chair Watkins informed the Board the March 15, 2012 Appeal Hearing before the Planning Commission was continued to May 17, 2012.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Several residents expressed concerns regarding the scheduling process of the Triathlon Special Events to be held in Mission Beach in early May, the negative effect on businesses, and traffic congestion it will create for residents in Mission Beach.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)
Mr. Flores handed out *The Davis Dispatch* March 2012 for review. Ricardo reported that Susan Davis supported the Middle Class Tax Relief and Job Creation Acts signed into law on February 22, 2012, which extends unemployment benefits, the payroll tax cut, and prevents cuts to doctors caring for Medicare patients.

Also, Congresswoman Davis wants to help restore trust in government. She voted to support the STOCK Act, which prohibits members of Congress, their staff, and the executive and judicial branches from using inside information in stock trades. And, she cosponsored the DISCLOSE Act, which requires transparency in campaign aids, including disclosing top financial contributors in the ads.

Mr. Flores added that Susan supports the local economy and visited small businesses in different communities in February to learn about their needs. He noted that on Saturday, March 10th, the San Diego Passport Agency will be open from 10:00 a.m. – 3:00 p.m. for people to apply for a standard U.S. passport without an appointment. Ricardo pointed out the *Dispatch* includes a flyer from Congresswoman Davis inviting high school students in her district to submit artwork for the 2012 Congressional Art Competition, which is a great opportunity for young artists to showcase their work in the U. S. Capitol.

- **Katherine Miles** (Community Representative - Office of Councilmember Kevin Faulconer)
Ms. Miles reported the City Council passed changes to the capital improvement project today that will streamline the approval and contracting process to bring about quicker time frames to get projects done. A comprehensive capital improvements website will be established and go live in early May to track repairs beginning at the construction phase.

BUILDING PLAN REVIEW

Action Items:

(1) 2965 Ocean Front Walk, Project Number: 271227

- Map Waiver application to waive the requirements of a Tentative Map to convert 3 existing residential units to condominiums

Robert Bateman, San Diego Land Surveying & Engineering, Inc. represented homeowner.

Robert Bateman represented the homeowners. He distributed copies of his documents and plans for further review. The Board pointed out several concerns regarding landscaping and encroachments. The Board agreed with the City’s recommendation to remove the wood post fence wall encroaching within the Ocean Front Walk Public Right-of-Way to provide for a 3-foot landscape buffer. After further discussion, the following motion was duly made:

Motion 1 was made by Dennis Lynch and seconded by Mike Meyer to DENY the Tentative Map Waiver Application at 2965 Ocean Front Walk as discussed above.

VOTE For: 7 Against: 0 Abstain: 1

[Bob Ondeck abstained because he needed more information.]

Motion passes.

Building Plans/Action Items: (cont'd)

2) 2975 Ocean Front Walk, Project Number: 271240

- Map Waiver application to waive the requirements of a Tentative Map to convert 3 existing residential units to condominiums

Robert Bateman, San Diego Land Surveying & Engineering, Inc. represented homeowner.

Robert Bateman represented the homeowners. He distributed copies of his documents and plans for further review. Similar to the **2965** project discussed above, the Board pointed out several concerns regarding landscaping and other encroachments. The Board agreed with the City's recommendation to remove the wood post fence wall encroaching within the Ocean Front Walk Public Right-of-Way to provide for a 3-foot landscape buffer.

Also, there is a huge encroachment over 6 feet high and protruding several feet into the oceanfront front yard setback. This is not only a significant violation of our PDO, it is a substantial obstruction of the oceanfront view corridor.

Further, there is an encroachment of the entryway stairway into the required front yard setback on Ensenada Court, which is in excess of 36 inches high. This is a violation of our PDO, and an obstruction of the Ensenada Court view corridor. It was pointed out that our PDO was in full force at the time this project was built. As a result, these items must be corrected whether they were or were not in the original approved plans before a tentative map waiver can be issued. After further discussion, the following motion was duly made:

Motion 2 was made by Mike Meyer and seconded by Peggy Bradshaw to DENY the Tentative Map Waiver Application at 2965 Ocean Front Walk as discussed above.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Action Item:

- **2012 Board Election for Area Representatives**

The Election Secretary reported the results of the election ballots, each receiving 2/3 vote as required:

Area III	Debbie Watkins	3-year term expires 2015
Area IV	Carlton Nettleton	3-year term expires 2015
Area V	John Vallas	2-year term expires 2014
Area V	Peggy Bradshaw	1-year term expires 2013

A motion was duly made as follows:

Motion 3 was made and seconded TO ACCEPT the newly elected Area Representatives as Board Members for the terms listed above.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

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

The next Board Meeting is Tuesday, April 17, 2012 in the Belmont Community Room.

ADJOURNMENT

Motion 4 was made and seconded to ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Meeting was adjourned at 8:30 p.m.

Completed by:
Debbie Watkins, Secretary