

**Mission Beach Precise Planning Board
Tuesday, April 17, 2012
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Mike Meyer
Carlton Nettleton	Mary Saska	Gernot Trolf	John Vallas
Debbie Watkins			

Absent:

Robert Ondeck	Mary Willmont
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OPENING FUNCTIONS

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

- **Approval of Minutes** for March 2012
Copies of the draft of the March 20, 2012 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

Acting Chair Watkins welcomed newly elected members to the Board: Carlton Nettleton, Area 4 Representative and John Vallas, Area 5 Representative; and re-elected members: Debbie Watkins, Area 3 Representative and Peggy Bradshaw, Area 5 Representative.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the April 17, 2012 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
 - (1) Dogs Letter. Acting Chair Watkins reported that pursuant to a motion made at the February meeting, a letter was sent to the City of San Diego Signs, Street Division regarding posting signs on the boardwalk to inform the public of no dogs allowed at certain times, with suggested sign designs. A copy of the letter was passed around for review.
 - (2) Community Orientation Workshop ("COW"). The next COW is scheduled to be held on Saturday, May 12, 2012 at 9192 Topez Way, Kearny Mesa from 8:00 a.m. – Noon. Attendance by all elected planning group members at a COW session or by completing the Electronic COW (E-COW) within 12 months of being elected or appointed to a planning group satisfies the requirement for planning group members to complete an orientation training session. 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. This four-hour workshop includes breakout sessions with speakers from a variety of City departments. New Board members will receive an e-mail from the City's Development Services Dept. – Planning Division regarding this upcoming COW.
- **Acting Secretary's Report**
Acting Secretary Watkins reminded Board Members that April is the beginning of its Fiscal Year so attendance records are wiped clean and counting absences begins.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Steven Kovalcheck expressed interest in sitting on the Board to represent Area IV.

REPORTS FROM GOVERNMENT OFFICIALS

- **Katherine Miles** (Community Representative - Office of Councilmember Kevin Faulconer)
Ms. Miles reported that Kevin Faulconer will lead the ribbon cutting and dedication ceremony for Mission Bay’s bridge that connects bicycle and pedestrian paths at Rose Creek. The ceremony starts at 10:30 a.m. on April 20th on the east side of the bridge over Rose Creek near the Mission Bay Golf Course entrance and all residents are invited to attend.

OTHER

Action Item:

- **City of San Diego Utilities Undergrounding Program “Project 2SI” in Mission Beach: Concept approval of having the utilities infrastructure placed on Courts, not on alleys**

Mario Reyes, City of San Diego’s Utilities Undergrounding Program presented the concept.

Mr. Reyes reported that residents who attended the March 14, 2012 community meeting at the Santa Clara Rec Center embraced the concept of placing the undergrounding utilities infrastructure on courts as opposed to alleys, and were interested in seeing a preliminary design showing those homes impacted by the transformer boxes. He pointed out that placing equipment on the alleys would pose the problem of needing easements, and by not obtaining a single easement, the undergrounding for the whole project could be jeopardized. The project would entail removing lines and poles and placing transformer boxes and pads above ground rather than using vaults that enable cable connections underground. Easements would not be required on the courts because the City has the right of way for encroachments on a 10-ft. wide sidewalk. If a wall or fence impedes the right of way, the impediment will need to be removed. However, he noted that a homeowner can choose to move the transformer boxes and pads to another area of their home by granting an easement to the City. This would enable the homeowner to mask the boxes with trees or other landscaping.

Mr. Reyes further reported that after the concept is approved, the design for locating transformers on properties will be done by mid-summer. At that time, a public community forum will be held to notify affected homeowners.

The pros and cons of placing the utilities infrastructures on courts were discussed. Board members specified that when there is an option of location for transformer boxes and pads, that side yards along the alley of oceanfront or bayfront properties be chosen over front yards of courts. As a result, residents of oceanfront and bayfront properties will not look at the utility boxes because the front yards of these properties are along the boardwalk or bayside walk.

After further discussion, the following two motions were duly made regarding concept and sidewalk encroachments:

Motion 1 was made by Mike Meyer and seconded by Gernot Trolf to APPROVE the concept of the undergrounding utilities “Project 2SI” in Mission Beach to have the utilities infrastructure placed on courts as opposed to alleys; and to URGE that when there is an option of location for transformer boxes and pads, that side yards along the alley of oceanfront or bayfront properties be chosen over front yards of courts for the reason stated above.

VOTE For: 6 Against: 2 Abstain: 0

Motion passes.

Motion 2 was made by Mike Meyer and seconded by Carlton Nettleton to REQUEST that sidewalk encroachments regarding right-of-way shall only use 8 feet of the 10-foot right of way – 4 feet for the transformer box and pad and 4 feet for the walkway.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

BUILDING PLAN REVIEW

Action Item:

- **Mione Residence at 754 Yarmouth Court, Project Number: 267185 – Coastal Development Permit to demolish existing residence and construct a 1,443 sq. ft. single family residence on a 0.03 acre site**

David Lombardi, Architect/Developer represented property owner Mr. Mione, who was present.

Mr. Lombardi presented the project plans. Plan Reviewer Dennis Lynch pointed out several violations of the current PDO: (1) the 3-foot front entry overhang; (2) the sideyard entry overhang that comes out 3 feet; and (3) the 6” cornice encroachment that may require an encroachment permit. A motion was duly made by Plan Reviewer Lynch to deny the project. After further discussion regarding the sections of the PDO applicable to this project and disagreement expressed by Mr. Lombardi, the following motion was duly made to table further discussion of this project to the May 15, 2012 Meeting of this Planning Board:

Motion 3 was made by Dennis Lynch and seconded by Mike Meyer to TABLE further discussion of this project to the May 15, 2012 Meeting of this Planning Board.

VOTE For: 7 Against: 1 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Action Items:

- **Fill vacancy on Board with eligible nominees**

Nick Cantalupo, Mission Beach resident and business owner, was present and expressed his continued interest in filling the vacancy in Area 2. The Acting Chair pointed out this was the second meeting Nick attended and pursuant to the Board’s Bylaws, he is eligible to be nominated to fill the vacancy in Area 2 for a one-year term. After discussion, the following motion was duly made:

Motion 4 was made by Peggy Bradshaw and seconded by Mike Meyer TO NOMINATE and ELECT Nick Cantalupo as the Area 2 Representative for a one-year term.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Acting Chair Watkins reported there were still three vacancies: 3-year term in Area 1; 3-year term in Area 2; and 2-year term in Area 5. After discussing whether to fill the vacancies with candidates from other areas, or continue searching for candidates from appropriate areas, the following motion was duly made:

Motion 5 was made by Dennis Lynch and seconded by Gernot Trolf to CONTINUE searching for candidates from appropriate areas to fill the above-mentioned vacancies, and to POST an advertisement in the local newspaper to draw candidates.

VOTE For: 4 Against: 3 Abstain: 0

Motion passes.

- **2012 Board Election of Officers**

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

Motion 4 was made by Mike Meyer and seconded by Gernot Trolf to ELECT Debbie Watkins as Chair and Secretary from May 2012 to April 2013.

VOTE For: 8 Against: 0 Abstain: 1

[Abstain: D. Watkins]

Motion passes. Debbie Watkins elected Chair and Secretary.

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

Motion 5 was made by Debbie Watkins and seconded by Peggy Bradshaw to ELECT Gernot Trolf as Vice Chair from May 2012 to April 2013.

VOTE For: 8 Against: 0 Abstain: 1

[Abstain: G. Trolf]

Motion passes. Gernot Trolf elected Vice Chair.

The Secretary will prepare the Board's Fiscal Year 2012 Public and Private Rosters for the City Development Services Department.

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, May 15, 2012** in the Belmont Community Room.

ADJOURNMENT

Motion 6 was made and seconded to ADJOURN the meeting.

VOTE For: 8 Against: 0 Abstain: 0

Meeting was adjourned at 8:45 p.m.

Completed by:
Debbie Watkins, Acting Secretary