

**Mission Beach Precise Planning Board
Tuesday, May 15, 2012
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Nick Cantalupo	Carole Havlat	Dennis Lynch
Mike Meyer	Carlton Nettleton	Robert Ondeck	Gernot Trof
John Vallas	Debbie Watkins	Mary Willmont	

Absent:

Mary Saska

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:02 p.m.

- **Approval of Minutes** for April 2012
Copies of the draft of the April 17, 2012 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

Chair Watkins welcomed newly elected member Nick Cantalupo, Area 2 Representative to the Board.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the April 17, 2012 Agenda were distributed and reviewed. Chair Watkins informed the Board the posting in the *Beach and Bay Press* for eligible residents to sit on the Board drew interest. One of the interested candidates is here tonight. After discussion, upon motion duly made, the Board approved adding the following Action Item to the Agenda:

Action Item: Fill Vacancies on Board with eligible candidates

Motion 1 was made and seconded TO ADD the above-referenced Action Item to this May 15, 2012 Agenda.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes.

[Absent for vote: C. Havlat, C. Nettleton, R. Ondeck]

- **Chair's Report**
 - (1) AT&T Bonita Cove West 30-ft Clocktower Update: Chair Watkins reported the Board's ongoing Appeal Hearing before the Planning Commission is scheduled to take place on Thursday, May 17, 2012. AT&T will ask for another continuance to July 12th because of lease issues still being worked out between the parties. Chair Watkins will attend the hearing and express support of this continuance on behalf of the Board.
 - (2) Next month, a representative from the PB Planning Group, who is leading a project to revitalize the oceanfront and adjoining roadways between PB Drive and Grand, will present their conceptual plan to the Board. Under consideration is about one block south of PB Drive, which is in Mission Beach. They are asking for a letter of support for

the conceptual Plan. Currently, most of the work is being done by volunteers including architects, a land use consultant and an expert for sustainability. Kevin Faulconer is supportive and they are seeking support from other public agencies.

- (3) 803 Ormond Court – Boats and trailer parked on street and property – A Mission Beach homeowner who complained on behalf of other residents in the community thinks it may be a commercial set up. In 2009, the Board sent a letter to code compliance and their response was these operable boats and trailers can legally be parked and stored on private property. Chair Watkins presented current pictures of boats and trailers parked on the street and property and she does not know whether the owner added more boats. However, the Chair would like to send these pictures to code compliance on behalf of the Board to look into the matter again. The Board unanimously approved a letter and pictures be sent to code compliance for further review.
- (4) “COW” Community Orientation Workshop May 12, 2012 – New Board Members Carlton Nettleton and John Vallas attended the COW. They shared what they learned that would be helpful to the Board, including Brown Act requirements constituting a meeting and how to make motions on projects without conditions.

- **Acting Secretary’s Report**

Secretary Watkins distributed copies of the Private and Public Rosters to Board Members. She explained the Public Roster is used by Development Services on their website for community planning groups, which lists the Chair, Vice Chair and Area Representatives. The Private Roster is used by Development Services, which lists contact information of current Board Members.

PUBLIC COMMENT (limited to 3 minutes per speaker)

John Ready expressed interest in sitting on the Board. He owns property and runs a business in the community for many years. He is eligible to represent either Area I or Area V.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis) Mr. Flores handed out *The Davis Dispatch* May 2012 for review. He reported Susan Davis hosted a tourism roundtable in April with U.S. Department of Interior Secretary Ken Salazar at the San Diego Zoo to promote the Executive Order signed by President Obama increasing travel and tourism in the United States. Mr. Flores pointed out various legislation bills Congresswoman Davis supported including the Fairness for Military Homeowners Act, Surface Transportation Extension Act of 2012, and the Shareholder Protection Act. He noted Ms. Davis continues to visit small business owners to learn what is happening in the economy. In addition, Mr. Flores announced that Susan’s San Diego office is accepting unpaid internship applications for summer, fall and spring.

BUILDING PLAN REVIEWS

Action Item:

- **713 Deal Court Map Waiver, Project Number 273504 – Map Waiver application to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums on a 0.05 acre site.**

Joel Waymire of Polaris Development Consultants represented owners.

Mr. Waymire presented the building plans. He pointed out upgrades to the electrical and plumbing systems and noted the undergrounding fees were paid. After further discussion, the following motion was duly made:

Motion 2 was made by Mike Meyer and seconded by Carlton Nettleton TO APPROVE the Map Waiver application to waive the requirements of a Tentative Map at 713 Deal Court.

VOTE For: 10 Against: 0 Abstain: 0
Motion passes.

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.

This project was tabled at the Board's April 17, 2012 Meeting for further discussion at the May 15, 2012 Meeting. Several violations of the current PDO were discussed at the April Meeting: (1) the 3-foot front entry overhang; (2) the side yard entry overhang that comes out 3 feet; (3) the 6" cornice encroachments on the first and second floors; and (4) the dormer width of 8 feet 6 inches, where only 8 feet is allowed.

Mr. Lombardi was given the opportunity to address the issues raised at the April 17th meeting. He distributed six documents for review: (1) Case for allowance of Entry Roofs/Architectural Detailing; (2) Draft of Mission Beach PDO document regarding entry roof encroachments [not approved]; (3) San Diego Municipal Code Section 103.0520.135 Lot Coverage; (4) Memo dated June 29, 2005 from Gary Halbert [former Development Services Director] regarding Entry Roof Projections in the Mission Beach Planned District, which Mr. Lombardi stated he wrote; (5) Chart depicting heat from sunlight absorbed during the day regarding entry roof; and (6) Chart of homes in Mission Beach with architectural detailing.

Plan Reviewer Lynch pointed out that there are some buildings with entry way structure encroachments that were built in the 1920's – 30's. However, entry way overhangs were disallowed by the City before they were disallowed by the 1979 PDO if the overhangs were not in the building envelope. With regard to the excerpts of the Draft Mission Beach PDO document, Planner Lynch pointed out the Coastal Commission disallowed any front yard entry way overhang encroachments as an obstruction of the view corridor in the PDO Update. In addition, he noted the June 29, 2005 Memo, was not approved by the Board, and the Board has not followed its contents.

After further discussion and upon motion duly made, the Board voted to deny this project based on the following construction components not allowed under its PDO:

- (1) Side yard (East) entry way overhang encroaching in the side yard setback;
- (2) Front yard (South) entry way overhang encroaching into the front yard setback;
- (3) Side yards 6-inch and front yard 12-inch cornices on first floor;
- (4) Side yards 6-inch and front yard 12-inch cornices on second floor; and
- (5) Dormer width of 8'6" where only 8' is allowed (We believe this has been corrected.)

Motion 3 was made by Dennis Lynch and seconded by Mary Willmont TO DENY the project at 754 Yarmouth Court based on construction components not allowed under our PDO as discussed above.

VOTE For: 4 Against: 3 Abstain: 1

Motion passes.

[Abstain: C. Nettleton needed more information] [Absent for vote: C. Havlat; R. Ondeck]

BOARD COMMUNICATIONS

Action Items:

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

John Ready, long-time Mission Beach property and business owner, was present and expressed his interest in filling the vacancy in Area I or Area 5. Chair Watkins pointed out that pursuant to the Board's Bylaws, Mr. Ready is eligible to be nominated to fill the vacancy in Area 1 or Area V for a one-year term. After discussion, the following motion was duly made:

Motion 4 was made by Mary Willmont and seconded by Dennis Lynch TO NOMINATE John Ready to sit on the Board for a one-year term.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

[Absent for Vote: C.Havlat; R. Ondeck]

Chair Watkins will further analyze the vacancies and determine the appropriate area of representation to be filled by Mr. Ready at the June 19, 2012 meeting.

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, June 19, 2012** in the Belmont Community Room.

ADJOURNMENT

Motion 5 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, Secretary