

**Mission Beach Precise Planning Board
Tuesday, July 16, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Mike Meyer	Carlton Nettleton	Robert Ondeck	John Ready
Mary Saska	Gernot Trolf	John Vallas	Mary Willmont
Debbie Watkins			

Absent: None.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:00 p.m.

- **Approval of Minutes** for June, 2013
Copies of the draft of the June 18, 2013 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 July 16, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:

(1) Capital Improvement Projects – Last year, the Mayor invited the public to participate in developing the Capital Improvement Program (CIP) through recognized community planning groups, and once again this year, the public is encouraged to suggest projects for FY 2015 (July 2014 – July 2015). Since the Board is dark in August, the Board will conduct a public outreach session for the community at its September 17, 2013 Meeting to discuss project recommendations from the community and vote on proposed projects that will be submitted to the City. Chair Watkins will attend the Mission Beach Town Council Meeting in September and work with Town Council President Scott Morrison to get the information out to Town Council members.

(2) Project Updates – Project No. 314837 San Juan Map Waiver and Project No. 308659 Pike Residence at 3470 Bayside Walk will be heard before the Development Services Department Hearing Officer on July 17, 2013. Since the Board's concerns were corrected on both projects prior to the scheduled hearing, the Board will not be opposing these projects and therefore, will not be attending the hearing.

(3) Bylaws Update – Chair Watkins and Dennis Lynch will be attending the City Council's Land Use and Housing ("LU&H) Subcommittee meeting on July 17, 2013 at 2 p.m. where the Board's draft Bylaws will be considered for approval and submission later to the full City Council for final approval. The Board is going before the LU&H subcommittee because several amendments deviate from the boiler plate Council Policy 600-24 of 2007. Some of these amendments were contained in the Board's Bylaws since the 90's before the implementation of

Council Policy 600-24, and were not integrated into the new Bylaws at that time. This will be the Board's first set of Bylaws since the implementation of the Council Policy.

- **Secretary's Report**

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ian Clampett** (Community Representative - Office of Councilmember Kevin Faulconer)

Mr. Clampett reported the Oversized Vehicle Ordinance was approved by the City Council for City-wide rollout and will proceed to the California Coastal Commission in October for its review and approval. He stated Councilmember Faulconer is working with the City Council to focus on setting money aside for a police recruitment and retention program.

OTHER

Action Item:

- **Principals of McKellar-Ashbrook LLC – Update regarding development plans for Mission Beach Elementary School Property; Vote to approve proposed “conceptual development plans” presented for consideration**

Presenters: Principals Chris McKellar, Tim McGowan and Jeff Johnson; Chris Barlow, Project Director for Architect Robert Hidey

Chris McKellar introduced Chris Barlow, Project Director for Architect Hidey. Mr. Barlow presented two Plans for consideration: **Plan A** consisted of a rendition of the development scheme following the current subdivision map for the parcel of land, which would meet the requirements of the Mission Beach Planned District Ordinance (“PDO”); and **Plan B** consisted of a deviation from the subdivision map taking into consideration concerns expressed by the Board and the community regarding density, diversity of dwelling units, parking, ingress and egress, and open space.

Mr. Barlow pointed out their goal is to retain the character of the beach community by building dwellings that would appeal to families and offer a new standard of quality. Their plan is to remove parking from the alleys and construct a subterranean parking garage.

Board members were given an opportunity to comment or ask questions. Mr. Barlow stated the principals are desirous of following the PDO protections regarding wind flow, sunlight, view corridors, angles, parking, and setbacks.

The public in attendance were given an opportunity to comment. Mr. Barlow noted they are well aware of the density issues and are open to incorporating a mini-park or community garden into the property site. They will try to do whatever is possible to preserve the old large Ficus tree and Monterey Cypress on the property.

The public were invited to take a “straw vote” on which plan they preferred. The result of the first vote was that they did not want any development to take place and preferred a community park and safety center. When asked again to vote, the majority voted on **Plan B** as their preference.

After discussing the voting process by which the Board would vote on their preference for Plan A or Plan B, it was agreed that each plan would be voted on separately. As a result, the following motion was duly made:

Motion 1 was made by Carlton Nettleton and seconded by Dennis Lynch to APPROVE Plan A “conceptual development plans” for the Mission Beach Elementary School Property.

VOTE For: 2 Against: 6 Abstain: 4
Motion does not pass.

Upon further discussion, the following motion was duly made:

Motion 2 was made by Gernot Trolf and seconded by Mike Meyer to APPROVE Plan B “conceptual development plans” for the Mission Beach Elementary School Property.

VOTE For: 5 Against: 2 Abstain: 5
Motion passes. [Abstain: T. Cruickshank; Mary Willmont; Peggy Bradshaw; Robert Ondeck; John Vallas]

BUILDING PLAN REVIEW

ACTION ITEM:

- **Project No. 321731 – Ostend Court Duplexes Extension of Time (EOT) for Coastal Development Permit to demolish existing structures and construct four (4) residential units on 0.11 acre site at 3677-3681 Mission Boulevard**

Presenter: Architect Ricardo Torres of Golba Architecture and he represented the Owner, David Lessnick.

Architect Torres requested the Board approve a 3-year Extension of Time for this project and pointed out the revised plans conform to the requirements of the new PDO.

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. Mr. Lynch stated the plans comply with the current PDO regarding tandem parking and overhangs are within the vertical setback. Plan Reviewer Mike Meyer also reviewed the plans on behalf of the Board and pointed out that under the revised PDO, trees must be within 4-5 feet of the structure.

After further discussion, the following motion was duly made:

Motion 3 was made by Peggy Bradshaw and seconded by Mike Meyer to APPROVE the three-year extension of time for the Coastal Development Permit to demolish existing structures and construct four residential units at 3677-3681 Mission Boulevard known as *Ostend Court Duplexes*, with the caveat that trees must be 4-5 feet of the structure.

VOTE For: 12 Against: 0 Abstain: 0
Motion passes.

BOARD COMMUNICATIONS

Information Items:

- **Ad-hoc Subcommittee Update regarding development plans for Mission Beach Elementary School property**

Presenter: Ad-hoc Subcommittee Chair, Debbie Watkins

Ad-hoc Subcommittee Members: Debbie Watkins, Mike Meyer, Mary Saska,
Tim Cruickshank and Gernot Trolf

The Ad-hoc Subcommittee, which was formed to consult with McKellar Ashbrook LLC regarding development plans for the Mission Beach Elementary School Property, met on July 9, 2013 with McKellar-Ashbrook Principals and Architects Hidey and Barlow. The Ad-hoc subcommittee's straw vote was in general agreement with Plan B. The ad-hoc subcommittee was assured the principals want to work with the Board to follow requirements of the PDO with this development concept.

- **Mission Boulevard Maintenance Assessment District (MBMAD) Ad-hoc Subcommittee Update**

Presenter: MBMAD Ad-hoc Subcommittee Chair, John Vallas

Mr. Vallas reported the Newsletter and Ballot were submitted to Park and Recreation for review and printing/mailling to property-owners of record.

ADJOURNMENT

Motion 4 was made by Gernot Trolf and seconded by Peggy Bradshaw to ADJOURN the meeting.

VOTE **For: 12** **Against: 0** **Abstain: 0**
Motion passes.

Submitted by:
Debbie Watkins, Secretary