

**Mission Beach Precise Planning Board**  
**Tuesday, March 17, 2015 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**

**Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Mike Meyer	Bob Ondeck	John Ready	Mary Saska
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

**Absent:** Bob Craig

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:15 PM.

Chair announced that Elections for Area Representatives are held each year at the regularly scheduled March meeting, and when polls close at 8 PM, the Election Secretary will tally the votes and report the results.

- **Approval of Minutes** for February, 2015  
Copies of the draft February 17, 2015 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 March 17, 2015 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
  1. **Advanced CEQA Training:** Chair Debbie Watkins noted the Development Services Department will conduct an in-depth training session for community planning group members on Thursday, March 26<sup>th</sup> from 6-8 PM. She noted this will be important background information to know when the Board responds to the Draft Master Environmental Report for the Mission Beach Elementary School development project. Board Members have until March 23rd to RSVP.
  2. Chair reported the recent planned water shutdown that was cancelled for **Sewer and Water Group Job 814** will take place after the summer moratorium. This job involves replacing the water main on Mission Boulevard from West Mission Bay Drive to Santa Clara Place. She noted the current project on Mission Boulevard near Santa Barbara Place is **Sewer and Water Group Job 815**, which involves replacing the sewer main. This project is being handled by Burtech Construction, which has its own community liaison.
- **Secretary's Report**  
Secretary Debbie Watkins pointed out this is the last meeting of the Board for FY 2014 (April 2014 – March 2015) so attendance absences will start fresh at the April 21, 2015 Meeting for FY 2015 (April 2015 – March 2016).

## **PUBLIC COMMENT (limited to 3 minutes per speaker)**

John Ready, who represented District 2 on the City's Utility Undergrounding Advisory Committee, commented the Committee held its last meeting and submitted a Report and Recommendations to be used citywide that included improving public notices, creating a community input process, and putting together above ground equipment design options. The report will go to the City Council for approval on March 23, 2015. He advised property owners to attend meetings and voice concerns.

Carole Havlat expressed concern that the stop light at Gleason Road by the Bahia is too long. Ernie Navarro, District 2 Community Representative, was asked to look into it.

Dennis Lynch commented that old fuse boxes need to be brought up to code by the property owner before utility undergrounding can proceed at the property.

## **REPORTS FROM GOVERNMENT OFFICIALS**

- **Ernie Navarro, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2**

Mr. Navarro reported that replacing street lights along Bayside Lane will be part of a Capital Improvement Project. He noted the short-term vacation rental issue will be heard before the Smart Growth and Land Use Subcommittee of the City Council on April 22, 2015.

## **OTHER**

### **Information Item:**

- **Belmont Park Construction Update: Dan Hayden, Director of Engineering of Pacifica Enterprises, Inc.**

Dan Hayden reported the glass elevator is expected to work on April 1<sup>st</sup> when the Cannonball restaurant will open. No date has been set by the City Council for the Belmont lease matter.

## **BUILDING PLAN REVIEWS**

### **Action Item:**

- **2760 Bayside Walk (Tempel Residence): Project No. 389360 – Coastal Development Permit (Process 3) to demolish an existing 2,779 sq. ft. residence and construct a 2,982 sq. ft. duplex**

Present: Melvin McGee, Principal, and William Dumka, Project Manager, McGee Sharon Architects, Inc. represented the property owners who were not in attendance.

Melvin McGee presented the project plans. Plan Reviewers Dennis Lynch and Mike Meyer reviewed the plans for the Board. Plan Reviewer Meyer pointed out the 45 degree setback must be observed on the side yard, which is measured from the building not the property line, and needs to be corrected. Mr. McGee noted that has been corrected on the revised plans submitted to the City.

After further discussion, the following motion was duly made:

**Motion 1 was made by Mike Meyer and seconded by Dennis Lynch TO APPROVE the project at 2760 Bayside Walk with the CONDITION that the 45 degree setback is**

corrected as discussed above.

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

## **BOARD COMMUNICATIONS**

Chair Watkins announced that Will Schussel residing on Salem Court and Brian McCarthy residing on Kingston Court have expressed interest in filling open Board seats after the election. She pointed out Messrs. Schussel and McCarthy are present at this meeting to satisfy the Board's requirement that eligible nominees attend one meeting before being considered an eligible candidate. Messrs. Schussel and McCarthy were each given the opportunity to introduce themselves. Chair Watkins commented the Board will consider whether to fill open Board seats at the April 21, 2015 meeting.

### **INFORMATION ITEM:**

- **Results of March 2015 Election for Area Representatives and Chair's Certification**

Election Secretary Jenine Whittecar reported the results of the 2015 Election of Area Representatives as follows:

#### **Area I (between San Diego Place & south side of Capistrano Place)**

- **John Ready, Incumbent: 3-year term – April 2015 - March 2018**

#### **Area II (between north side of Capistrano Place & south side of W. Mission Bay Drive & Ventura Place)**

- **Robert Ondeck, Incumbent: 3-year term – April 2015 – March 2018**

#### **Area III (between north side of W. Mission Bay Drive & Ventura Place & south side of El Carmel Place)**

- **Debbie Watkins, Incumbent: 3-year term – April 2015 – March 2018**

#### **Area V (between north side of San Jose Place & south side of Pacific Beach Drive)**

- **Peggy Bradshaw, Incumbent : 3 year term – April 2015 – March 2018**

Chair Watkins **certified** the results of the March 17, 2015 Election of Area Representatives.

There being no further business, Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair 10 days **PRIOR** to the scheduled Board meeting, and the **next meeting will be held on Tuesday, April 21, 2015, at 7 PM in the Belmont Park Community Room.**

## **ADJOURNMENT**

**Motion 2 was made by Mike Meyer and seconded by Carole Havlat TO ADJOURN the meeting at 8:05 PM.**

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

Submitted by: Debbie Watkins, Secretary