

**Mission Beach Precise Planning Board  
Tuesday, October 20, 2009  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

|                |               |                   |               |
|----------------|---------------|-------------------|---------------|
| Peggy Bradshaw | Carole Havlat | Jim Keller        | Dave Lombardi |
| Dennis Lynch   | Mike Meyer    | Carlton Nettleton | Ron Oliver    |
| Robert Ondeck  | Gernot Trolf  | Debbie Watkins    |               |

**Absent:**

|            |             |               |
|------------|-------------|---------------|
| Mary Saska | Mike Sultan | Mary Willmont |
|------------|-------------|---------------|

**OPENING FUNCTIONS**

**Meeting was called to order** by Chair Carlton Nettleton at 7:02 p.m.

- **Approval of Minutes** for September, 2009  
Copies of the draft of the September 15, 2009 Minutes of Meeting were distributed and reviewed. Upon motion duly made, the Board approved the Minutes as written.

**Motion 1 was made by Peggy Bradshaw and seconded by Carole Havlat to APPROVE the September 15, 2009 Minutes as written.**

**VOTE                      For: 9                      Against: 0                      Abstain: 1**

[Abstain: R. Oliver – not present at September meeting]

**Motion passes.**

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the September 15, 2009 Agenda were distributed and reviewed. There were no revisions to the Agenda.
- **Chair's Report**  
Chair Carlton Nettleton informed the Board of the following matters:

(1) Historical Resource Training. The City is holding an information training session for planning group members to learn how the City's review process works to identify and protect San Diego's historical resources on Thursday, October 29, 2009 from 6:00 – 8:00 p.m. at the Metropolitan Operations Center in Kearny Mesa. For more information contact the City Planning & Community Investment Department.

(2) Archival Maps On-Line. In September, the Mayor announced that archival city maps are available on-line through the City Clerk's website. These historical maps depict San Diego from the early to mid-1900's and include city and county jurisdictional and legislative boundaries, urban development patterns, USGS Survey maps, and U.S. Census demographics.

(3) Medical Marijuana Task Force Meeting. This Task Force, created by the City Council, will hold a series of meetings in October and November to determine guidelines for enforcement. Interested parties can contact Thyme Curtis in Councilmember Faulconer's office for more information.

## Secretary's Report

Debbie Watkins gave the following update:

- Airport Noise Advisory Committee "ANAC" Meeting. Next meeting is October 21<sup>st</sup> at 4:00 p.m. in the Commuter Terminal Building.

## PUBLIC COMMENT

Concern was expressed by a long-time community homeowner/resident who has noticed an increase in noise from a continuous parade of airplanes flying over North Mission Beach, especially during early mornings. He was upset because when he decided to buy property 10 years ago, he eliminated Ocean Beach and Point Loma because of jet noise and built his home in North Mission Beach. He believes this is the result of the airport re-routing the take-off of planes in a more northerly direction away from the noise monitoring system at Dover Court in South Mission near Belmont Park. The homeowner was advised to attend the ANAC Meeting in the Commuter Terminal on October 21<sup>st</sup> and express his concerns during the public comment period.

## REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores**, Community Representative, Office of Congresswoman Susan Davis  
Mr. Flores distributed "The Davis Dispatch" dated October 2009 for information purposes. He reported that Representative Davis held a Neighborhood Day town hall meeting in August as part of her health care outreach efforts to discuss the health care bills offered in the House and took questions from the audience.

He informed the Board that Congresswoman Davis' amendment to provide student loan forgiveness for service members called to active duty while attending college was approved by the House Education and Labor Committee and passed on September 17, 2009.

In addition, Representative Davis fought to keep open five retail post offices targeted for closure in her district because of the slumping economy and decrease in mail volume. So far, she has been successful in keeping three of the five from being removed from the list (Oak Park, Point Loma and University City). However, post offices in North Park and Golden Hill still remain on the list to be shuttered.

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II  
Ms. Curtis reported that the City Council created the Medical Marijuana Task Force to determine guidelines for enforcement, land use, and policy suggestions. Marty Emerald will Chair the task force. Meetings will take place in October and November and community constituents are welcome to attend and participate. Recommendations are expected in November. Anyone interested can contact Thyme.

## OTHER

San Diego Triathlon. No representative was present to discuss this item on the Agenda.

## BOARD COMMUNICATIONS

### Action Item:

- Wave House take over of Canes Bar & Grill. At the September 15<sup>th</sup> Board meeting, Tom Lochtefeld, the landlord of the property, apprised the Board that Canes' lease expires the end of September and will not be renewed. He said the Wave House will take steps to take over the lease, make cosmetic changes to the venue, and acquire an alcohol license, if

required. Mr. Lochtefeld asked the Board to consider the expansion and advised that Andrew Voralik, Manager of the Wave House, will attend the next meeting to give more details and answer questions.

At this meeting, Mr. Voralik apprised the Board that retrofitting is scheduled to begin with plans to open in March 2010. He stated that security issues in the south parking lot have been addressed. After further discussion, Mr. Voralik asked the Board to approve the project as discussed. The following motion was duly made and seconded to approve the project:

**Motion 2 to was made by Carlton Nettleton and seconded by Gernot Trolf to APPROVE the project as outlined and presented to the Board on September 15, 2009.**

**VOTE For: 9 Against: 0 Abstain: 1**

**Motion passes.**

[Abstain: R. Oliver – not present at September meeting.]

#### **MAP WAIVER**

**1. 805 Deal Court (Map Waiver) – Project No. 165207**

The property owner was not present.

Dennis Lynch discussed the map waiver request. He advised the Board that the pop-out window encroachment was removed, which was a condition contained in a prior motion by the Board. Upon motion duly made and seconded the map waiver was approved as presented.

**Motion 3 was made by Dennis Lynch and seconded by Peggy Bradshaw to APPROVE the map waiver at 805 Deal Court.**

**VOTE For: 9 Against: 0 Abstain: 0**

**Motion passes.**

[Absent: C. Havlat was not present for the vote.]

#### **BUILDING PLAN REVIEWS**

**2. 704 Ventura Place (Wireless Installation/Verizon) – Project No. 193375**

No property owner or representative was present.

Mike Meyer apprised the Board that a Conditional Use Permit is being requested by Verizon Wireless for this location to add three (3) wireless communication antennas behind architectural screens, and the addition of two (2) equipment cabinets located on the Hamel's store property. After discussing the pros and cons of adding wireless antennas and how it would impact residents of the community, the following motion was duly made:

**Motion 4 was made by Debbie Watkins and seconded by Dave Lombardi to NOT APPROVE the application as discussed above because of the impact on the residential area.**

**VOTE For: 7 Against: 1 Abstain: 2**

**Motion passes.**

[Abstain: J. Keller; G. Trolf]

3. **818 Seagirt.** No action was taken on this agenda item because after short discussion, the Board determined it had acted on plans at an earlier Board meeting and it was inadvertently added to this Agenda.

4. **825 San Juan Court (Demo/Build two units).**

The property owner was represented by Timothy Golba of Golba Architecture.

Mr. Golba presented the project plans. The Board asked questions regarding lot coverage size and setbacks to make sure density regulations contained in the PDO were met. After discussion, a motion was duly made to approve the plans but with a condition to update lot coverage on the plans pertaining to the second floor area ratio.

**Motion 5 to was made by Dave Lombardi and seconded by Jim Keller to APPROVE the project plans at 825 San Juan Court as discussed above.**

**VOTE For: 10 Against: 0 Abstain: 0**

**Motion passes.**

5. **3560 Bayside Walk.** No action was taken on this agenda item because after short discussion, the Board determined it had acted on plans at an earlier Board meeting and it was inadvertently added to this Agenda.

**BOARD COMMUNICATIONS**

**Action Item:**

- Airport Noise Subcommittee Formation. Chair Nettleton proposed that a subcommittee be formed to address residents concerns about increased airplane noise over Mission Beach. In addition, he said interested citizens from the community are encouraged to participate as committee members.

**Motion 6 to was made by Peggy Bradshaw and seconded by Dave Lombardi to APPROVE the formation of the Airport Noise Subcommittee.**

**VOTE For: 10 Against: 0 Abstain: 0**

**Motion passes.**

After discussion, it was determined that the subcommittee members shall consist of Debbie Watkins, Dave Lombardi, and Gernot Trolf. Chair Nettleton appointed Debbie Watkins as Subcommittee Chair.

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

**ADJOURNMENT**

**Motion 7 was made by Robert Ondeck and seconded by Peggy Bradshaw to ADJOURN the meeting.**

**VOTE For: 10 Against: 0 Abstain: 0**

**Meeting was adjourned at 8:15 p.m.**

Completed by:  
Debbie Watkins, Secretary