

**Mission Beach Precise Planning Board
Tuesday, April 20, 2010
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Jim Keller	David Lombardi
Dennis Lynch	Ron Oliver	Robert Ondeck	Mary Saska
Gernot Trolf	Debbie Watkins	Mary Willmont	

Absent:

None.

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Peggy Bradshaw at 7:03 p.m.

- **Approval of Minutes** for March 2010
Copies of the draft of the March 16, 2010 Minutes of Meeting were distributed and reviewed. The Board unanimously approved the minutes as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the April 20, 2010 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Vice Chair's Report**
 - (1) SANDAG will hold its **2050 Regional Transportation Workshop** on May 3, 2010, for the public to learn how the RTP develops transportation networks and connects those networks to jobs, schools, homes, and other destinations.
 - (2) **Maintenance Assessment District (MAD) Annual Report:** Next month, Andy Field will discuss the Proposed 2011 MAD Budget Report. The Board will form a subcommittee at that meeting to work with Andy on this Mission Beach project.
 - (3) **Voluntary Accessibility Program:** Mike Meyer sent a letter to the Senior Planner regarding the Board's unanimous vote to express its concern in implementing this program in Mission Beach and its impact on residential building expansions, and ask that an exception be made to not include Mission Beach in the program because incentives included in the program will have a detrimental impact on Mission Beach, a high-density community. The types of incentives proposed include a floor area ratio bonus, density bonus, expedited processing, or a choice of development incentive from a set menu that includes parking, setback, lot coverage, height, and landscape related incentives. The Board's request was denied.
 - (4) **PDO Council Hearing** is scheduled to take place on Friday, April 29, 2010.

Secretary's Report

None.

PUBLIC COMMENT

Tom Lochenfeld of Belmont Park's Wave House apprised the Board he obtained a special permit from the City to hold Alternative Games for college-age competitors that will be featured on CBS and take place on May 15, 2010, in the South parking lot.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores**, Community Representative, Office of Congresswoman Susan Davis
Mr. Flores reminded those in attendance to remember to complete the Census, and informed them that they may get calls if information submitted requires further clarification.

OTHER

None.

BUILDING PLAN REVIEWS

Action Item:

- **819 Allerton Court (Oliver Residence) – Project No. 204745 Remodel – Variance**

Homeowners Ron and Stephanie Oliver and Architect Dick Bundy were present.

Board Member Ron Oliver recused himself from discussing and acting on his project. Stephanie Oliver informed the Board that this is her family’s residence where she grew up and wanted to maintain the footprint of the house. Architect Dick Bundy presented project plans for a 1,864 sq. ft. addition to an existing 850 sq. single family residence with deviations to building height and building envelope on a 0.05 acre site.

After Architect Bundy presented the project plans, Dennis Lynch pointed out that the design presented included several encroachments into required setbacks under the MBPPB’s PDO.

These include:

- (1) Roof and chimney encroachments into the required 45 degree setback at 20 feet on both the East and West elevations. Chimney encroaches on West elevation;
- (2) Roof and bay window encroachments into the required 45 degree setback at 20 feet on the North Elevation;
- (3) Porch overhang and supports encroach into the required 15-foot front yard setback. Also, porch railing exceeds 36 inches, and bay window encroaches into the front yard North elevation.
- (4) Existing chimney currently encroaches into the required 3-foot setback on the West elevation. As a remodel, this may continue to encroach, and pursuant to the PDO, no extension or enlargement of this chimney is allowed. Also, the new chimney appears to exceed 30 feet in height.

After discussion, it was determined that requirements for a variance do not exist.

[NOTE: The owner’s architect indicated a gable roof alternative plan was created but has not yet been presented to the City.]

Motion was duly made to deny the request for a variance as follows:

Motion 1 was made by Dennis Lynch and seconded by Debbie Watkins TO DENY the variance for the project at 819 Allerton Court as presented for the above-stated reasons.

VOTE For: 8 Against: 0 Abstain: 2

[Abstain: Jim Keller (late); Ron Oliver]

Motion passes.

BOARD COMMUNICATIONS

Action Items:

- **2010 Board Election of Officers**

Chair: Debbie Watkins was nominated. No other nominees.

Motion 2 was made and seconded to ELECT Debbie Watkins as Chair from May 2010 to April 2011.

VOTE For: 10 Against: 0 Abstain: 1

[Abstain: D. Watkins]

Motion passes. Debbie Watkins elected Chair.

Vice Chair: Peggy Bradshaw was nominated. No other nominees.

Motion 3 was made and seconded to ELECT Peggy Bradshaw as Vice Chair from May 2010 to April 2011.

VOTE For: 10 Against: 0 Abstain: 1

[Abstain: P. Bradshaw]

Motion passes. Peggy Bradshaw elected Vice Chair.

Secretary: Debbie Watkins was nominated. No other nominees.

Motion 4 was made and seconded by to ELECT Debbie Watkins as Secretary from May 2010 to April 2011.

VOTE For: 10 Against: 0 Abstain: 1

[Abstain: D. Watkins]

Motion passes. Debbie Watkins elected Secretary.

Information Item:

- Debbie Watkins informed those in attendance that the Airport Noise Advisory Committee (ANAC) meets on Wednesday, April 21st at 4:00 p.m. in the Commuter Terminal at Lindberg Field, and the meeting is open to the public.

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

ADJOURNMENT

Motion 5 was made and seconded to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

[C. Havlat absent for vote.]

Meeting was adjourned at 8:30 p.m.

Completed by:
Debbie Watkins, Secretary