

**Mission Beach Precise Planning Board
Tuesday, November 15, 2011
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Robert Ondeck
Mary Saska	Gernot Trolf	Debbie Watkins	Mary Willmont

Absent:

Mike Meyer

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:04 p.m.

- **Approval of Minutes** for October, 2011
Copies of the draft of the October 18, 2011 Minutes of Meeting were distributed and reviewed. The October Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the November 15, 2011 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Chair's Report**
 - (1) Urban Agriculture Regulations: Chair Watkins reminded the Board that she sent a copy of the Draft Regulatory and General Plan Amendments for Urban Agriculture via e-mail for their review during the two-week review and comment period. Any comments or recommendations should be sent directly to Dan Joyce.
 - (2) AT&T Mobility Bonita Cove West Cell Phone Tower Appeal Update: Chair Watkins reported that the Board's Appeal before the Planning Commission was rescheduled to November 3, 2011. Chair Watkins represented the Board at the November 3rd hearing. AT&T requested another continuance so they can continue to work with Councilmember Faulconer and Belmont Park representatives to eventually mount antennas at that location. The next Appeal hearing date is December 15, 2011, which could result in another continuance. Chair Watkins will attend the December 15th hearing and keep the Board apprised of any developments.

- **Secretary's Report**
None.

PUBLIC COMMENT

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)
Mr. Flores handed out *The Davis Dispatch* dated November 2011 for review. He reported that Congresswoman Davis continues to help give homeowners relief to avoid foreclosures. She

introduced the Short Sale Transparency Act legislation requiring Fannie Mae and Freddie Mac to provide the minimum asking price they will accept for a short sale if the first offer is rejected. He pointed out that other legislative positions advocated by Congresswoman Davis can be found on page 2 of the *Dispatch*. In addition, Congresswoman Davis hosted a recent Telephone Town Hall meeting and she will continue to phone constituents to provide updates and ask survey questions. The Export Seminar hosted by Congresswoman Davis to help small local businesses find new markets for their products was a success; and, the FAA awarded the San Diego International Airport a \$2 million Green Awareness Grant to help reduce airport emissions and fuel consumption.

- **Katherine Miles** (Community Representative, Office of Councilman Kevin Faulconer, District 2)

Ms. Miles reported that the AT&T/Bonita Cove negotiations are going well, and that the Plunge is expected to reopen in late December/early January after a series of repairs have been made.

- **Gibran Maciel** (Field Representative, Office of Assemblymember Toni Atkins)

Mr. Maciel introduced himself and reported that Assemblymember Atkins supports the high-speed rail, the 401(k) hybrid plan, and sales tax revenues to avoid mid-year cuts to education.

OTHER

Information Item/Potential Action Item:

- Mission Boulevard Maintenance Assessment District FY 2013 Draft Budget

Andy Field, Assistant Deputy Director MAD (Park and Recreation) and Tim Rogers, Grounds Maintenance Manager (Park and Recreation) were present for questions, comments and concerns.

Mr. Field distributed the "Draft 11/15/11 Summary of Fiscal Year 2013 Budget (07-01-12 to 06-30-13)" to the Board for review and comments. Mr. Field explained that annual assessments are collected from homeowners and businesses for the Mission Boulevard MAD, which funds the maintenance of 191 trees and planter boxes along Mission Boulevard from the southern end near the jetty north to Pacific Beach Drive, including two (2) wells on West Mission Bay Drive. The assessment rate for 2013 was not changed. The summary includes District Year End Operating Reserves and Target Reserves.

Mr. Field pointed out that the timeline for community approval of the budget is February 1, 2012, and asked that a vote to approve the FY'13 Budget be considered. After further discussion, a motion was duly made as follows:

Motion 1 was made by Gernot Trolf and seconded by Robert Ondeck TO APPROVE the Fiscal Year 2013 (07-01-12 to 06-30-13) Budget of the Mission Boulevard Maintenance Assessment District as presented.

VOTE

For: 7

Against: 0

Abstain: 0

Motion passes.

BUILDING PLAN REVIEWS

Action Item:

- **828 San Jose Place (Wigdahl Residence) – Project Number: 260084 Coastal Development Permit (CDP) to construct a 1,717 sq. ft. single-family residence on a vacant 0.03 acre site.**

Architect Dan Linn represented the owner and presented the building plans.

Architect Linn presented the project plans to the Board for review and comment. Board member Dennis Lynch pointed out that the required front yard set back is 10 feet, and the project plans utilized the 18-inch offset allowed by the PDO. However, Mr. Lynch noted the portion of the structure that protrudes into the front yard exceeds the allowable 18 inches resulting in a front yard set back of less than 8 ½ feet for that portion of the building. Also, the Board discussed with Architect Linn that any front yard fence and any man-made structure (e.g. barbeques) shall not exceed 36 inches in height.

After further discussion, a motion was duly made as follows:

Motion 2 was made by Dennis Lynch and seconded by Peggy Bradshaw TO APPROVE the project plans at 828 San Jose Place to construct a 1,717 sq. ft. single family residence on a vacant 0.03 acre site WITH THE CONDITION that the portion of the over-hanging structure encroaching into the front yard beyond the 18-inch allowable offset be eliminated so there is a minimum of 8 ½ feet from the structure to the property line on San Jose Place.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

- PDO Update: No word from the Coastal Commission on a hearing date. Chair Watkins will contact Deborah Lee of the California Coastal Commission.

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

The next Board Meeting is Tuesday, January 17, 2012 in the Belmont Community Room.

ADJOURNMENT

Motion 3 was made and seconded to ADJOURN the meeting.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes.

Meeting was adjourned at 8:20p.m.

Completed by: Debbie Watkins, Secretary