

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

Board Members Present:

Carole Havlat	Dennis Lynch	Bob Ondeck	Mary Saska
Gernot Trolf	Debbie Watkins	Mary Willmont	

Absent:

Ron Oliver

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:05 p.m.

- **Approval of Minutes** for February, 2011
Copies of the draft of the February 15, 2011 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the March 15, 2011 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins reported that letters were sent to Area V representatives Dave Lombardi and Peggy Bradshaw informing them that they have missed four regular meetings in violation of the Board's Bylaws and, as a result of their absences, their seats in Area V have been declared vacant and open for nominations.
- **Secretary's Report**
Secretary Watkins announced that because of Ron Oliver's absence at this meeting as Election Secretary, she will act as Election Secretary and report results of election ballots after the close of elections.

Further, Secretary Watkins pointed out that Mr. Oliver has now missed four regular meetings in violation of the Board's Bylaws. As a result, the Chair will notify Mr. Oliver that his seat in Area I has been declared vacant and open for nominations.

PUBLIC COMMENT

- Tom Lochtefeld, current leaseholder of Belmont Park property, gave an update regarding his lease re-negotiations with the City. He informed the Board that if negotiations are not successful, a new buyer will take over the end of December.
- Dave Lombardi and Peggy Bradshaw, both present at this meeting, each expressed an interest in being considered candidates for nominations to fill the two new open seats in Area V for a one-year term at the next meeting.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information/Recommendation Item:

- **AT&T Bonita Cove West – Proposed new 30-ft clock tower structure with 12 cell tower antennas mounted on top that will house computer equipment to operate said antennas located at 3181 Mission Boulevard**

The City of San Diego, Development Services Department asked the Board to place this project on its Agenda as an Information/Recommendation Item at the direction of the Mission Bay Park Commission because the project affects the Mission Beach community.

Shelly Kilbourn of Plancom, Inc. presented AT&T's proposed project plans.

Ms. Kilbourn distributed the plans and photographs of the proposed 30 ft. clock tower structure and asked the Board for comments and questions. The Board asked numerous questions regarding the clock tower design concept, functionality, safety, and maintenance responsibilities, among others.

After discussion, the Board unanimously opposed the proposed location of the 30-ft clock tower structure on public park land for the reasons listed below.

- Mission Bay Park is supposed to be public park land in perpetuity. Any commercial activity on park land is inappropriate and inconsistent with the peaceful enjoyment of park use by the public. Also, it would set a precedent for other types of commercial development on park land.
- The proposed location of this 30-ft clock tower structure causes an unwanted obstruction that blocks views and disrupts enjoyment of the park land for the public to play sports, relax with family and friends, and other types of family activities.

Further, the Board's recommendation regarding the project is as follows: If park land is now considered a viable resource for the City to construct revenue-producing cell towers, it would behoove the City to select a less intrusive location away from every day public activity, such as park land at or around the Hyatt Islandia. In addition, one has to question whether construction of a large clock tower structure should become the preferred method to meet a company's transmission goals. Finally, one must appreciate that any allowed use, both as to its location and manner in which it is constructed, creates a precedent for future similar development requests often without the scrutiny that each individual occurrence deserves.

The Board authorized Chair Watkins to respond accordingly in writing to the Development Services Department and Mission Bay Park Commission.

BUILDING PLAN REVIEWS

None.

BOARD COMMUNICATIONS

Action Items:

- **2011 Board Election for Area Representatives**

The Election Secretary reported the results of the election ballots, each receiving 2/3 vote as required:

Area I	Mary Willmont	3-year term expires 2014
Area II	Mike Meyer	3-year term expires 2014
Area III	Bob Ondeck	3-year term expires 2014
Area IV	Mary Saska	3-year term expires 2014

A motion was duly made as follows:

Motion 1 was made by Bob Ondeck and seconded by Mary Willmont TO ACCEPT the newly elected Board Members for the terms listed above.

VOTE	For: 6	Against: 0	Abstain: 0
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Motion passes.

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

The next Board Meeting is Tuesday, April 19, 2011 in the Belmont Community Room.

ADJOURNMENT

Motion 2 was made by Gernot Trolf and seconded by Bob Ondeck to ADJOURN the meeting.

VOTE	For: 6	Against: 0	Abstain: 0
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Meeting was adjourned at 8:10 p.m.

Completed by:
Debbie Watkins, Secretary