

**Mission Beach Precise Planning Board
Tuesday, June 19, 2012
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Mike Meyer
Carlton Nettleton	Mary Saska	Gernot Trolf	John Vallas
Debbie Watkins	Mary Willmont		

Absent:

Nick Cantalupo	Robert Ondeck
----------------	---------------

OPENING FUNCTIONS

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

- **Approval of Minutes** for May 2012
Copies of the draft of the May 15, 2012 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the June 19, 2012 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
 - (1) AT&T Bonita Cove West 30-ft Clock Tower Wireless Communication Facility Update: Chair Watkins reported she attended the Board's ongoing Appeal Hearing before the Planning Commission on May 17, 2012. The City asked for a continuance to July 12, 2012 because lease issues are still being worked out at the Belmont Park location. Chair Watkins will attend the hearing and express support of this continuance on behalf of the Board.
 - (2) 2965 & 2975 Ocean Front Walk Tentative Map Waiver Update – Development Services Department ("DSD") issued their Final Assessment Letter. The biggest change from the initial review is that Staff will allow the wood post encroachment along Ocean Front Walk subject to an Encroachment Maintenance Removal Agreement. A copy of the Final Assessment letter is here for review. Since the Board unanimously denied the Tentative Map Waiver because of violations to our PDO, we have the right to appeal this decision.
 - (3) Development Services will conduct an in-dept training session on "What To Know When Reviewing Projects" on Thursday, June 28th from 6-8 p.m. in Kearny Mesa. Chair Watkins distributed the flyer and will send the DSD e-mail to Board Members for reference. She stated this is a great opportunity for Board members to learn what happens during this process. Dennis Lynch and Chair Watkins are planning to attend.
 - (4) Monterey Cypress Tree at 726 Kingston Court – Andy Field, Assistant Deputy Director, Park and Recreation – Maintenance Assessment Districts, notified Chair Watkins that several residents have expressed concern this tree may not be stable. Chair distributed pictures of the leaning Monterey Cypress showing damage to the sidewalk along Mission

Boulevard. The tree is not one of the Mission Boulevard Maintenance Assessment District's ("MBMAD") 191 trees, but it is in the public right-of-way and belongs to the City's Street Division for care and maintenance. The City's arborists have evaluated the tree and recommended it probably should be removed due to safety concerns. At this time, a final decision has not been made on the outcome of the tree or whether future care and maintenance of a replacement tree would fall under the auspices of MBMAD. If the MBMAD needs to make a decision on the outcome of the tree, an Action Item will be placed on the July 17th Agenda.

- (5) Potential Sale of MB Elementary School – San Diego Unified Board of Education will consider sale of properties including MB Elementary at its Public Hearing on Friday, June 22nd from 4 – 9 pm. Chair Watkins and Carlton Nettleton will attend the hearing on behalf of the Board to express our interest as stakeholders to be included in further developments with the buyer.

- **Acting Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Diana Scheffler, Assoc. AIA commented about the Sustainable Design Assistance Team (SDAT) that works with communities interested in obtaining grant funds for sustainability by identifying key issues such as water, energy, and reducing vehicular traffic. Ms. Scheffler requested to come back to the Board to discuss in more detail how her organization can benefit Mission Beach and perhaps appoint a representative for Mission Beach on the SDAT Steering Committee. Chair Watkins asked Ms. Scheffler to send a request in writing.

Chris Olsen, a Pacific Beach Planning Group representative, commented that it may behoove the Board to work with the PB Planning Group because of similar issues confronting both communities such as the Maintenance Assessment District, school closures, big development, and alcohol issues.

Area 5 Representative John Vallas commented that a community beach clean-up will take place on July 5th near Saskas restaurant. More information can be found at the *I Love A Clean San Diego* website.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)
Mr. Flores handed out *The Davis Dispatch* June 2012 for review. He reported Susan Davis worked on the National Defense Authorization Act to fight for service members and military families to ensure benefits were not cut and bring \$296 Million in military construction to District 53. In addition, Congresswoman Davis was instrumental in introducing legislation to protect pregnant workers to guarantee reasonable accommodations, such as extra bathroom breaks and access to drinking water. Mr. Flores noted Ms. Davis supports expanding the trolley service into University City, which will bring new jobs and increase transportation options for people. She took a Mother's Day trip to Afghanistan to visit our troops, provide oversight for the Armed Services Committee, and meet with Afghan women in remote provinces where she saw improvements over the last year. Mr. Flores noted that Jenny Chen, a sophomore at the Bishop's School, won the 2012 Congressional Art Competition. Her painting titled "A Worldwide Puzzle" will hang in the Capitol Tunnel in Washington, DC representing the 53rd Congressional District for the next year.

OTHER:

Possible Action Item:

- **Letter of Support – Pacific Beach Planning Group’s Conceptual Plan to revitalize oceanfront and adjoining roadways between PB Drive and Grand Avenue including about one block south of PB Drive in Mission Beach**

Chris Olsen, a Pacific Beach Planning Group (“PBPG”) representative, presented its conceptual plan to revitalize oceanfront and adjoining roadways in Pacific Beach, including about one block south of PB Drive in Mission Beach. Matt Winter and Hillary Lowe presented diagrams of the conceptual project that would revitalize public areas and integrate open spaces, pocket parks, culture and art unique to the community. They discussed improvements, which would include widening and completing the oceanfront boardwalk and changes to the connecting roadways.

After addressing questions and concerns from Board Members, Mr. Olsen asked the Board for a letter of support of the project, which would enable the PBPG to move forward with a feasibility study with the necessary public outreach to residents, community members, businesses, and property owners.

After discussion, a motion was duly made to send a letter of support of the project as follows:

Motion 1 was made by Mike Meyer and seconded by Mary Willmont TO AUTHORIZE the Chair to send a letter of support for the PBPG’s Conceptual Plan as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

BUILDING PLAN REVIEWS

None.

BOARD COMMUNICATIONS

Action Item:

- **Fill vacancy on Board with eligible nominee**

John Ready, Mission Beach property and business owner, was present and expressed his continued interest in filling the vacancy in Area 1 or 5. Chair Watkins pointed out the Board nominated Mr. Ready to sit on the Board for a one-year term at its May 15, 2012 Meeting. Chair noted Mr. Ready’s business is located in Area 5 (between the north side of San Jose Place and the south side of Pacific Beach Drive), so he is eligible to fill that vacancy for a partial one-year term. In addition, Mr. Ready is eligible to stand for re-election on March 19, 2013 to fill the balance of the term. After discussion, the following motion was duly made:

Motion 2 was made by Peggy Bradshaw and seconded by John Vallas TO ELECT John Ready as the Area 5 Representative for a one-year term, ending March 19, 2013, as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

Possible Action Item:

- **Discuss forming Ad-hoc Subcommittee to consider enhancing Mission Boulevard with Mission Boulevard Maintenance Assessment District Funds beyond tree maintenance**

John Vallas, Area 5 Representative, distributed a one-page proposal to expand the use of MBMAD funds for additional district and community beautification and maintenance. Mr. Vallas proposed forming an ad-hoc subcommittee to investigate and report on opportunity or disinterest of expanding the use of these funds beyond tree maintenance and repair. The ad-hoc subcommittee would be responsible for investigating and developing a full proposal, which would be submitted to the full Board for approval. After discussion, the following motion was duly made to form an ad-hoc subcommittee to consist of Board Members: John Vallas (Chair); Carlton Nettleton; Peggy Bradshaw; and Gernot Trolf, and interested community residents as permitted in the Bylaws:

Motion 3 was made by John Vallas and seconded by Gernot Trolf TO FORM the Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee to investigate and report on opportunity or disinterest of expanding the use of these funds beyond tree maintenance and repair as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

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, July 17, 2012** in the Belmont Community Room.

ADJOURNMENT

Motion 4 was made and seconded to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Meeting was adjourned at 8:20 p.m.

Completed by:
Debbie Watkins, Secretary