

**Mission Beach Precise Planning Board  
Tuesday, January 15, 2013  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Nick Cantalupo	Carole Havlat	Dennis Lynch
Mike Meyer	Robert Ondeck	John Ready	Mary Saska
Gernot Trolf	John Vallas	Mary Willmont	Debbie Watkins

**Absent:**

Carlton Nettleton

**OPENING FUNCTIONS**

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

- **Approval of Minutes** for November, 2012  
Copies of the draft of the November 20, 2012 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written. The Board was dark in December, 2012.

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the January 15, 2013 Agenda were distributed and reviewed. A motion was duly made to continue discussion of funding to create two new pocket turn lanes at Belmont Park until the February 19, 2013 Meeting.

**Motion 1 was made by Debbie Watkins and seconded by Mary Willmont TO REVISE the January 15, 2013 Agenda as discussed above.**

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

**Motion passes.**

[C. Havlat and R. Ondeck were absent for vote.]

- **Chair's Report**

(1) **Mission Boulevard Maintenance Assessment District Update** – In December, the Melaleuca tree in tree well No.162 located between Portsmouth Ct. and Queenstown Ct. on the east side of Mission Boulevard was vandalized. It will be replaced with the Washingtonia Robusta pursuant to our established guidelines. The cost to stump, grind and plant the palm tree is \$580. Of the 191 tree wells, eight (8) will contain Washington Robusta.

(2) **MB Precise Planning Board Appeals Update:**

(a) Project No. 271240 at 2975 Ocean Front Walk – The Board filed its Appeal on July 14, 2012. The Board is still waiting for the City to schedule the Board's Appeal Hearing before the Planning Commission regarding the Map Waiver to convert to condominiums.

(b) Appeal of AT&T's 30-ft clock tower at Bonita Cove – As you will recall, the alternative location at Belmont Park to install cell phone antennas and computer room equipment has been agreed to by AT&T and plans were filed with the City to accomplish this siting. According to the

City's Project Manager, AT&T representatives are making progress with the new leaseholder, which looks promising.

(3) Airport Noise Advisory Committee will meet tomorrow at 4:00 pm. in the Commuter Terminal at Lindberg Field. Chair Watkins will attend the meeting, which is open to the public.

- **Secretary's Report**

None.

**PUBLIC COMMENT (limited to 3 minutes per speaker)**

Steve Smith, Vice President of eat.drink.sleep, Justin Lopez, Director of Operations of eat.drink.sleep and Dan Hayden, Director of Engineering of Pacifica Real Estate Services, Inc., introduced themselves as the representatives of the new Belmont Park Leaseholder. They commented they will be attending Mission Beach Precise Planning Board meetings and will bring conceptual idea changes to the Board for consideration. They plan to fix the Plunge building and want to bring Belmont Park up to par with other assets by making it a destination for family-friendly businesses and restaurants.

**REPORTS FROM GOVERNMENT OFFICIALS**

None.

**OTHER**

**Information Items:**

- **Update on the status of the Mission Beach Elementary School Sale**

Presenters: Scott Barnett, San Diego Unified School District Board of Education Trustee; Phil Stover, San Diego Unified School District Deputy Superintendent Business. Tina Viecele, San Diego Unified School District Director, Real Estate was available to answer questions.

Board Trustee Barnett pointed out the San Diego Unified School District ("SDUSD") has a \$90M shortfall and assets are critical. He stated he does not want to sell this property and wants the SDUSD to retain ownership. He suggested possible future uses for the property to meet the needs of the community such as joint public and private use or joint venture with private ownership. He noted the City Police proposed using the school to set up a substation since there is not coastal coverage. Mr. Barnett informed the audience that 18 months ago, the SDUSD hired Tina Viecele to handle real estate assets for the SDUSD. He noted the SDUSD Board of Trustees considered the sale of the property several months ago but did not receive the four (4) votes needed to sell the property at that time. He informed the audience the SDUSD Board of Education has new Trustees and the sale of the school will be on the January 22, 2013 Agenda, which requires (4) votes to pass to prepare the Intent to Sell and accept bids from developers.

Deputy Superintendent Stover informed the audience he wants to sell the property. He commented there are approximately 116,000 students and is not sure how much money will come from Proposition 30. He noted the SDUSD has a \$250-\$325 shortfall per student, which totals about \$40M - \$50M shortfall. He pointed out the proceeds from the sale of the schools go to help the deficit. He stated that in 2013 – 2014, he would like the SDUSD to get off the cycle of pink slips and layoffs. Mr. Stover reiterated that four (4) votes are needed to sell the school and open the bid process.

Several Board Members pointed out this is the worst time to sell the property because the real estate market is down and the best value will not be gained. Ms. Viecele stated the property

consists of 2.23 acres, with 36 lots or approximately 80 units. Board Members expressed concern about the consequences of developing this property, which will affect the quality of life in Mission Beach by adding more density to an already high-density community. In addition, it was pointed out developers must comply with the parameters of the Planned District Ordinance and the Mission Beach Precise Plan (community plan), which specifies land use considerations when the school is sold for development, such as landscaping the playground at the elementary school to function as a small neighborhood park and integrating usable open space into the developed portion of Mission Beach. Another Board Member asked what criteria was used to sell the school. Ms. Vieceli stated a committee was formed to look for excesses and best use interests.

Residents from Mission Beach were given an opportunity to comment on this issue. Several residents were concerned about the added density and suggested other uses such as an adjunct for community college classes, a charter or magnet school, or to provide unique educational opportunities in ocean studies, conservation and physical education.

The Board was asked to take a straw vote on its position regarding the sale of the school by SDUSD. The Board voted unanimously for SDUSD not to sell the school and to continue searching for an alternate remedy for the property.

- **Mission Beach Boardwalk Bulkhead Capital Improvement Project ID S00726**

Presenters: Jamal Batta, Project Manager and Daniel McNaughton, Structural Engineer for the City of San Diego Public Works Department

Mr. Batta gave a power-point presentation. He explained the boardwalk bulkhead project will be done in phases. The first phase will be to work on the stair case from Ventura Place to the Belmont Park Comfort Station. Then, repair work on the walkway and parapet will begin. He noted historic features from 1925 will remain. Mr. Batta hopes the design work will be done by September 2013, and stated he will bring the plans to the Board for review. He anticipates bids/awards will take place after the design stage and the contract finalized by March 2014. The work will either start in April 2014 or after Labor Day 2014, with completion by March-April 2015. He noted the project is fully funded. Also, ADA ramps will be added to each staircase to access the beach. Mr. Batta pointed out a decision has to be made about whether to salvage or replace the existing lights. Also, he noted the staging area to store equipment will be located in the south east corner of the Belmont Park parking lot, and a pedestrian traffic detour will be installed during construction.

Board Members pointed out their concerns. Dennis Lynch commented that the area experiences crowds in April for spring break and in the summer months. He suggested work start after Labor Day Weekend. Mike Meyer expressed concern that the walkway be replaced with concrete rather than asphalt. Mary Willmont questioned whether the 1925 design is the best possible design for the seawall. She suggested a solid wall would be better. Board Members agreed with these assessments. Mr. Batta stated he will look at a solid wall design.

Residents from Mission Beach were given an opportunity to comment on this issue. One resident wanted to know why work was being done. Mr. Batta pointed out that one reason is the bulkhead is deteriorating and dangerous with rebar exposed in areas that can cause injury.

**Possible Action Item:**

- **Update on the ITU World Triathlon event taking place in Mission Beach on April 18-20, 2013**

Presenter: Franziska Petermann, Managing Director of the ITU World Triathlon

Ms. Petermann gave a power point presentation. She commented she does not have a permit yet because of road closure concerns and asked the Board to consider writing a letter of support after listening to her presentation. She noted the event brought in \$3.6M last year. She stated site building will take place Monday, April 15 – 18, 2013. Friday, April 19<sup>th</sup> will be the first day of races. Access to South Mission will always be open and noise levels will be controlled to not disrupt the community. She pointed out participants will be bused in. The course this year does not include La Jolla roadways but will include events at Fiesta Island. She stated the organization took into consideration community concerns and suggestions expressed last year to make this year's event more acceptable to the residents and business owners of Mission Beach. Ms. Petermann assured the Board she will work with business owners on the website for business outreach, and the Event Guide will include local businesses.

After further discussion, the following motion was duly made to send a letter of support for the event as follows:

**Motion 2 was made by Gernot Trolf and seconded by Peggy Bradshaw to AUTHORIZE the Chair to send a letter of support for the ITU World Triathlon event, which includes site building, races and demolition beginning April 15 – 21, 2013.**

**VOTE                      For: 8                      Against: 1                      Abstain: 1**

**Motion passes**

[Absent for vote: C. Havlat; R. Ondeck; Abstain: M. Willmont]

## **BUILDING PLAN REVIEWS**

### **Action Item:**

- **2719 Bayside Walk – Project No. 290417 (Triplex for WIR Holdings, LLC):** Sustainable Expedite Program Coastal Development Permit and Lot Line Adjustment to demo existing residence and construct a new 3-story 5,276 sq. ft. Triplex on 4,477 sq. ft. lot

The Property Owner was present. Architect Hilary Lowe of Mark Mitchell Architecture & Planning presented the project plans.

Plan Reviewers Mike Meyer and Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. They pointed out several areas in the project plans that do not conform to the new PDO as follows:

- (1) The interior side yard on the south can not have construction greater than 3 feet in height. Refuse/recyclable storage, steps, railings, etc. that exceed this height must be removed;
- (2) Our PDO allows for an 18-inch vertical offset from the setback line extending the full height of the building. This building is greater than 30 feet wide for which that offset becomes mandatory for the entire width of the building;
- (3) Walls, fences, planters and anything man-made greater than 36 inches in height can not be in the required yards along Avalon Court and Bayside Walk; and
- (4) Eaves and cornices may only encroach into the interior yard 6 inches.

After further discussion, the following motion was duly made:

**Motion 3 was made by Dennis Lynch and seconded by Peggy Bradshaw TO DENY the project plans at 2719 Bayside Walk for the above-mentioned reasons.**

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

**Motion passes.**

[Absent for vote: C.Havlat; R. Ondeck; Abstain: J. Ready]

Architect Hiliary Lowe and Property Owner commented they would like to resubmit revised project plans to the Board for review. Chair Watkins stated that when the revised project plans have been submitted to the City and are forwarded to the Board, she will reschedule the project as an Action Item on the next Agenda.

## **BOARD COMMUNICATIONS**

### **Information Item:**

- **March 2013 Election of Board Members**

Chair Watkins pointed out terms expire for the Board Members listed below who are entitled to run for re-election at the March 19, 2013 Election if they so desire. She noted the Board's fiscal year runs from April – March of each year.

<u>Area</u>	<u>Current Board Member</u>	<u>Term</u>
1	Dennis Lynch	2013 – 2016
2	Nick Cantalupo	2013 – 2016
3	Carole Havlat	2013 – 2016
4	Gernot Trof	2013 – 2016
5	Peggy Bradshaw	2013 – 2016
5	John Ready	2013 – 2014

Each Board Member listed above expressed his/her desire to run for re-election; however, Area 5 Representative Peggy Bradshaw indicated she would be interested in serving a one-year term.

### **Open Seats:**

1	Vacant	2012 – 2015 (2-year balance)
2	Vacant	2011 – 2014 (1-year balance)

Chair Watkins pointed out that John Ready owns property in Area 1 and asked whether he would be interested in running for Area 1 Representative to complete the 2-year balance left on that term. Mr. Ready stated he would entertain that. Chair Watkins pointed out nominations of eligible candidates from the community to fill Board seats will take place at the February 19, 2013 Meeting. Eligible nominees will appear as candidates on the March 19, 2013 Election Ballot for the community vote in their respective Areas.

In addition, Chair Watkins reminded the Board that the appointment of an Election Secretary will take place at the February 19, 2013 Board Meeting.

- **Mission Boulevard Maintenance Assessment District Ad-hoc Subcommittee Update**

John Vallas, Chair, Ad-hoc Subcommittee distributed a copy of the prototype postcard that will be sent to property owners requesting their participation and feedback in an on-line survey to gauge

their interest in expanding the Mission Boulevard Maintenance Assessment District beyond its current purpose of providing maintenance of landscaped right-of-way trees and planters located along Mission Boulevard and to determine the future of the Mission Beach community. In addition, he distributed a copy of the *Mission Boulevard MAD Property Owner Survey*, which was modified pursuant to a previous motion. Mr. Vallas asked the Board to approve the prototype postcard for printing and mailing. After further discussion, the following motion was duly:

**Motion 4 was made by Peggy Bradshaw and seconded by Gernot Trolf TO APPROVE the prototype postcard as presented for printing and mailing to Mission Beach property owners-of-record.**

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

**Motion passes.**

[Absent for vote: C. Havlat; R. Ondeck]

Chair Watkins pointed out Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next Board Meeting is **Tuesday, February 19, 2013** in the Belmont Park Community Room.

#### **ADJOURNMENT**

**Motion 5 was made and seconded to ADJOURN the meeting.**

**VOTE                      For: Unanimous                      Against: 0                      Abstain: 0**

**Meeting was adjourned at 9:20 p.m.**

Completed by:  
Debbie Watkins, Secretary