

**Mission Beach Precise Planning Board
Tuesday, June 18, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Tim Cruickshank	Carole Havlat	Dennis Lynch	Mike Meyer
Robert Ondeck	John Ready	Mary Saska	Gernot Trof
John Vallas	Mary Willmont	Debbie Watkins	

Absent:

Peggy Bradshaw	Carlton Nettleton
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OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:15 p.m.

- **Approval of Minutes** for May, 2013
Copies of the draft of the May 21, 2013 Minutes of Meeting were distributed and reviewed. There were no changes. The Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the June 18, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda.

- **Chair's Report**

Chair Watkins stated she had no updates to report regarding Board matters.

However, Chair Watkins apprised the Board that she is Co-Chairing the 2014 100th Anniversary Celebration of Mission Beach with Wendy Crain, General Manager of the Giant Dipper. She stated volunteers from the Planning Board, the Women's Club, Town Council, OMBAC, and residents of Mission Beach have offered their time and effort on various committees to make next year a fun-filled, memorable and educational experience for Mission Beach residents and beyond. She reported several committees have been established to plan and organize the festivities – Activities/Events, Museum, Marketing/Advertising, Fundraising, T-shirts – and that volunteers are needed to help with specific projects. Some of the events will require obtaining permits from the City so approval from the Town Council and Planning Board will be needed down the road.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

- District 2 Councilmember Kevin Faulconer (See comments under "Other" below.)

OTHER

Information Items:

- **District 2 Councilmember Kevin Faulconer**

Councilmember Faulconer commented the Belmont Park owners have made positive changes to the area, and there will be no “DJ” summer parties. He reported the City Council approved the \$35M Bond that will help with funding the repair of the seawall among other improvements. Councilmember Faulconer stated the City Council is focusing on setting money aside for a police recruitment and retention program. Regarding the Mission Beach Elementary School property, Mr. Faulconer noted he met with McKellar-Ashbrook and encouraged them to meet with the Mission Beach Precise Planning Board to gain its approval for developing this important community parcel of land. He told the Board he will continue to push for a second trash pick-up in Mission Beach during the summer months even though the Mayor’s new budget did not include that expenditure.

- **Principals of McKellar-Ashbrook LLC** – discuss initial thoughts and solicit input regarding development plans for Mission Beach Elementary School property

Presenters: Principals Chris McKellar, Tim McGowan and Jeff Johnson

Chris McKellar, Tim McGowan and Jeff Johnson introduced themselves and gave a brief background of their expertise. Mr. McKellar stated he reviewed the subdivision map for the parcel of land and that Architect Robert Hidey will be handling the architectural concepts and plans for the project. He noted Architect Hidey lives in Corona del Mar and understands the eclectic nature of a small beach community. He indicated development plans might consist of single family and multi-family dwellings that would reflect the character of Mission Beach. Mr. McKellar commented they want to get input from the community to learn the positives, negatives and concerns of the community. In that regard, they will be conducting a charette to solicit input from the community before the Architect draws up plans for the property. They will invite Board Members from the Mission Beach Town Council and Mission Beach Precise Planning Board.

Board members pointed out they would not want more cookie-cutter dwellings like those on Portsmouth Court and that a variety of designs would be welcomed as long as they meet the requirements of the Mission Beach Planned District Ordinance and fit the development scheme. Board members expressed concern about increased housing density and the problems of ingress and egress. One Board member inquired whether a traffic mitigation fund would be established to ameliorate increased traffic flow. Mr. McKellar stated that a full traffic study will be made to determine the impact development will have on density and cars in the area. He was asked whether they would be willing to sell a small portion of the land to the City for public use and he answered they would definitely consider that if proposed. It was pointed out the Mission Beach Community Plan calls for a small neighborhood park where the playground was located and open space be considered in the development scheme. In addition, parking problems will increase and some residents who live along Santa Barbara will lose parking spaces. Mr. McKellar commented that residents would be able to park on their property and that subterranean parking may be considered. Another concern was the removal of asbestos from the buildings.

The public in attendance were given an opportunity to comment. Some inquired about the impact of development on home values. Mr. McGowan commented that the property values would rise. Others were concerned about increased density, traffic, and dwellings being used for student housing and problems with noise and parties. Mr. McGowan stated that CC&R’s and rules would be implemented to control noise, parking violations, and the like.

BUILDING PLAN REVIEW

None.

BOARD COMMUNICATIONS

Action Items:

- **Form** Ad-hoc Subcommittee to consult with McKellar-Ashbrook LLC regarding development plans for Mission Beach Elementary School property pursuant to the requirements of the Mission Beach Precise Planning Board's Planned District Ordinance ("PDO")

After discussion, Debbie Watkins, Mike Meyer, Mary Saska, Gernot Trolf, and Tim Cruickshank volunteered to serve on the Ad-hoc Subcommittee. After further discussion, the following motion was duly made:

Motion 1 was made by John Ready and seconded by Gernot Trolf to FORM an Ad-Hoc Subcommittee to consult with McKellar-Ashbrook LLC regarding development plans for the Mission Beach Elementary School property consisting of Debbie Watkins, Mike Meyer, Mary Saska, Gernot Trolf, and Tim Cruickshank.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes. [R. Ondeck absent for vote]

- **Reconstitute** Mission Boulevard Maintenance Assessment District ("MBMAD") Ad-hoc Subcommittee to follow through on Petition outreach and Ballot to expand the MBMAD beyond its current purpose of providing for the maintenance of landscaped right-of-way trees and planters located on Mission Boulevard

The Board's MBMAD Ad-hoc Subcommittee Chair John Vallas asked to reconstitute the subcommittee to consist of the following Board Members; Gernot Trolf; Peggy Bradshaw; Carlton Nettleton; and himself, which would be effective immediately.

After discussion, the following motion was duly made:

Motion 2 was made by Dennis Lynch and seconded by John Vallas to RECONSTITUTE the Board's MBMAD Ad-Hoc Subcommittee to follow through on the Petition outreach and Ballot to expand the MBMAD beyond its current purpose of providing for the maintenance of landscaped right-of-way trees and planters located along Mission Boulevard consisting of John Vallas, Gernot Trolf, Peggy Bradshaw, and Carlton Nettleton, effective immediately.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes. [R. Ondeck absent for vote]

- **MBMAD Ad-hoc Subcommittee – Vote** to approve newsletter-style mailer and Petition to property-owners-of-record

Ad-hoc Subcommittee Chair John Vallas distributed a draft of the Mission Beach Special Newsletter that would be mailed to property-owners of records with the Petition for review.

After discussion, the following motion was duly made:

Motion 3 was made by Gernot Trolf and seconded by John Ready to APPROVE the draft Newsletter with changes to be mailed to property-owners-of-records with the Petition.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes. [R. Ondeck absent for vote.]

- **MBMAD Ad-hoc Subcommittee – Vote** to approve use of MBMAD funds to pay for printing/mailing of Petition to property-owners-of-record

Ad-hoc Subcommittee Chair John Vallas asked to approve using the MBMAD fund for printing and mailing the Petition and Newsletter to property-owners-of-records. He stated Park and Recreation will handle the printing and mailing at a reasonable cost as it did with the Survey postcard.

After discussion, the following motion was duly made:

Motion 4 was made by John Ready and seconded by John Vallas to APPROVE the use of MBMAD funds to pay for printing and mailing the Petition and Newsletter to property-owners-of-records not to exceed \$1,000.00, as discussed above.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes. [R. Ondeck absent for vote]

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, July 16, 2013** in the Belmont Park Community Room.

ADJOURNMENT

Motion 5 was made by Gernot Trolf and seconded by Mary Willmont to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes. [R. Ondeck absent for vote]

Submitted by:
Debbie Watkins, Secretary