

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

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Mike Meyer
Robert Ondeck	Gernot Trolf	Debbie Watkins	

Absent: Tim Cruickshank; Carlton Nettleton; John Ready; Mary Saska; John Vallas;
Mary Willmont

OPENING FUNCTIONS

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

- **Approval of Minutes** for September, 2013
Copies of the draft of the September 17, 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 October 15, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:
 - (1) **Oversized Vehicle Ordinance Letter of Support to Coastal Commission** – No letter was sent because no date has been set for a hearing before the Coastal Commission.
 - (2) **Bylaws Update** – Chair Watkins and Dennis Lynch attended the City Council hearing on September 24, 2013, where the Board's draft Bylaws were approved on the consent agenda. The Bylaws will be posted on the City's website.
- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Mike Meyer commented that he is wondering why there are so many recycling bins in Belmont Park's South parking lot.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Items:

- **Principals of McKellar-Ashbrook LLC** - Update regarding development plans for Mission Beach Elementary School Property

Presenters: Principals Chris McKellar and Tim McGowan

**Mission Beach Precise Planning Board
Tuesday, November 19, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Robert Ondeck	John Ready	Mary Saska	Debbie Watkins
Mary Willmont			

Absent: Mike Meyer; Carlton Nettleton; John Vallas; Gernot Trolf

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:01 p.m.

- **Approval of Minutes** for October, 2013
Copies of the draft of the October 15, 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 November 19, 2013 Agenda were distributed and reviewed. There were no additions or changes to the Agenda.
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:
 - (1) **Letter of Support on behalf of Belmont Park** -- Pursuant to motion made at the October 15, 2013 Meeting, a letter of support was sent to the Coastal Commission to approve plans as presented on the diagram, which entail reducing the landscape buffer along Mission Boulevard and South end of parking lot, and adding 90 parking spaces, which would include a valet option.
 - (2) **Bylaws** – The approval process with the City of San Diego is completed and the Bylaws can now be found on the City's website. A hard copy was distributed to each Board Member present.
 - (3) **AT&T Bonita Cove Cell Tower Update** – Great news. Last week, the Coastal Commission approved the new location at Belmont Park to install 12 cell tower antennas. AT&T will file the permit on or about December 6, 2013 with the City. Work is anticipated to begin in January with the work to be completed by May. No work will be permitted from the end of May to after Labor Day. With regard to the Board's Appeal before the Planning Commission, AT&T will withdrawal the Bonita Cove plans so the Appeal will be moot. Chair Watkins will send a confirmation to the City after AT&T files their withdrawal. Chair thanked all who helped during this long process that was a success and will benefit the community.

(4) Infrastructure Workshop – Mary Saska attended the public workshop held on November 13, 2013 for District Two and gave a quick report. Mary noted that Councilmembers Kersey and Faulconer would like the City’s infrastructure projects for each community to be accessible on the Internet for the public to review and comment.

• **Secretary’s Report**

Attendance Report: Secretary Debbie Watkins gave an attendance update. She reported that as of this meeting, Carlton Nettleton has missed 4 meetings. Carlton informed Chair Watkins that he will not be able to sit on the Board because of his busy work travel schedule but would help where he can on community matters that arise.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Item:

- **City of San Diego Sewer & Water Group Job 814** – Update from Lori Sutton, Sr. Project Manager at Vic Salazar Communications, including Mission Beach streets and alley ways affected

Present: Vic Salazar of Vic Salazar Communications; Chris Gaston, City Project Manager; and Lee Ruiz

Vic Salazar distributed information, a fact sheet and map regarding this project. He reported the City will be upgrading the water/sewer system in Mission Beach. The Design Phase is almost completed and the Construction Phase will begin on or about December 13, 2013. The old and deteriorated water/sewer mains will be replaced with new materials more resistant to deterioration, breaks, and blockage. This will be done in two phases with phase one from December 13, 2013 to Memorial Day 2014 in the alley from Redondo Court to Ostend Court. Phase two will start in May, 2014 thru September 2014 from Monterey Court south along the median to Ventura. Residents will be given a 5-day notice by flyer attached to their door and a 3-day notice for water shut off.

Board members asked that providing temporary parking for displaced residents be considered if necessary. Also, they pointed out the Mission Beach Centennial Celebrations time frame runs concurrently with this construction, and requested that the Centennial time frame be considered during this process to avoid traffic issues that may arise.

Possible Action Item:

- **Letter of Support of Eco-District and Possible Appointment of Planning Board Volunteer** - Update from Bob Craig

Present: Architect Diane Scheffler, American Institute of Architects Sustainable Design Assessment Team (SDAT); Bob Craig

Architect Diane Scheffler showed a short video of the benefits and mission of the Eco-District to Pacific Beach, Mission Beach and Mission Bay. Ms. Scheffler encouraged the Board to get involved with this project along with the other area planning groups, and asked the Board to

appoint a stakeholder to represent the Board at the upcoming 3-day Workshop on December 11, 2013 with leading professionals in the field of landscape architecture, green infrastructure, urban design and environmental sustainability processes. Architect Scheffler requested a letter of support from the Board as an interested stakeholder to provide input and support to move the process forward in helping to create a more sustainable urban neighborhood in Pacific Beach, Mission Beach and Mission Bay.

Board Members Bob Ondeck and Mary Saska volunteered to represent the Board at the December 11th Community Workshop. After further discussion, the following motion was duly made:

Motion 1 was made by Tim Cruickshank and seconded by John Ready to direct the Chair to send a letter of support of the Eco-District and participation as an interested stakeholder to help create a more sustainable urban neighborhood.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Information Item:

- **Principals of McKellar Ashbrook LLC and Atty. Matt Peterson** – Update regarding development plans for the Mission Beach Elementary School Property including plans to initiate changes to the Mission Beach Community Plan and the Mission Beach Precise Plan LCP Addendum

Present: Principals of McKellar Ashbrook LLC (Chris McKellar, Tim McGowan and Jeff Johnson) and Matt Peterson, Attorney for Principals of McKellar Ashbrook LLC

Also present: Lesley Henegar, City of San Diego Senior Planner, to answer questions.

Attorney Matt Peterson presented the matter for the Principals. He distributed a packet containing a copy of his October 23, 2013 letter to Planning Director William Fulton regarding Initiation of an Amendment to the Mission Beach Community Plan and the Mission Beach Precise Plan LCP Addendum, excerpts of the General Plan and Community Plan Amendment Manual, and proposed changes to the community plan. Mr. Peterson explained that they plan to go before the Planning Commission in mid-December to get approval to start the Initiation process. He presented a new concept drawing that would eliminate alleys and create a planned residential development for the site.

Chair Watkins asked whether this Initiation process is allowed to begin even though the Principals have not purchased the property. Sr. Planner Henegar clarified that the process can begin and can take from 18-24 months. Ms. Watkins pointed out that the General Plan and Community Plan Amendment Manual specifies that the item be scheduled for Planning Commission Hearing within 45 working days of receiving the request, which would be the early part of January 2014. She pointed out none of the Board members will be available in December because the Board is going dark and important holiday and family travel plans. She commented the Board will ask the Planning Commission for a continuance to January when one or more Board members can be present.

Plan Reviewer Dennis Lynch pointed out the revised concept plan is not in accordance with the Board's communication with the developer to date. Mr. Lynch commented that Mr. McKellar did not respond to the Board's request for an elevation drawing of the alleys as they would appear standing on Mission Boulevard looking east toward the bay, which would have shed light on the

developers' intentions. Mr. Lynch reiterated that the Mission Beach Planned District Ordinance (PDO) does not allow Plan Residential Developments and that the project must adhere to the PDO.

Further discussion by the Board included a request for simple street, alley, sidewalk and block configuration, population-based park land on site, possibly preserving one of the currently used school buildings, as well as a public benefit to the community. Mr. Lynch distributed copies of photos of the Auditorium building on the property that could be used for a community center, meeting rooms, a police storefront, which we use to have in Mission Beach, etc. Attorney Peterson commented they were considering buying out the population-based park and the public benefit requirements.

BUILDING PLAN REVIEW

None.

BOARD COMMUNICATIONS

None.

Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting. She pointed out the Board is dark in December and the next Board Meeting will be held on **January 21, 2014 at 7:00 p.m. at the Santa Clara Recreation Center.**

ADJOURNMENT

Motion 2 was duly made to adjourn the meeting.

VOTE

For: 8

Against: 0

Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary

Chris McKellar reported his group is in the process of due diligence and got an extension from the San Diego Unified School to December 20, 2013 to close the deal. He informed the Board they met with Senior Planners at the City and they liked the alternative Plan B. Mr. McKellar reiterated that they hope to marry the plan with the PDO. He noted their engineers performed testing to determine how far down they would hit water and found that to be about 3 feet.

Chair Watkins reiterated the desire of the community for a small neighborhood park and asked about the integrity of the subterranean concrete parking based on their findings. Community members expressed concern that the parking structure would have constant flooding problems and the sound of pumps would be a nuisance to property owners in the area. Mr. McKellar stated they would sound proof the pumps.

- **Mission Beach Centennial Celebrations for 2014** – Update by Wendy Crain, Co-Chair of the Mission Beach Centennial Committee

Wendy Crain apprised the group of the centennial events scheduled to begin with a monument/plaque dedication in March with City dignitaries and community leaders. A different event will occur each month leading up to the Centennial Festival in September 2014. She noted the Centennial Committee has a website at www.missionbeachcentennial.org that lists the proposed events. Print and social media is being used to promote the Centennial celebrations. Ms. Crain reported the Centennial Committee is in the process of applying for permits for events. She asked to come back to the Board in November to get support for the events. It was agreed to include this matter as an Action Item at the Board's November 19, 2013 Meeting.

Action Item:

- **Belmont Park Letter of Support to Coastal Commission regarding Valet Parking in South Parking Lot**

Presenter: Dan Hayden, Director of Engineering with Pacifica Real Estate Services

Mr. Hayden distributed a diagram of the proposed changes to the South Parking lot. He explained the diagram and discussed the details of the proposed valet parking plan. He asked the Board for a letter of support to the Coastal Commission to permit Belmont Park to make changes in the South Parking lot to utilize a valet parking option. He noted these changes entail reducing the landscape buffer along Mission Boulevard and the South end of the parking lot, and adding 90 parking spaces to be used for valet parking, which would be implemented during the summer months and on weekends during the off season. The City would give Belmont Park a use permit for valet parking. Signage indicating valet parking would be removable. Parking spots would measure approximately 9' by 18".

Board members commented they would request double-line striping for each space.

After further discussion, the following motion was duly made:

Motion 1 was made by Mike Meyer and seconded by Peggy Bradshaw to SEND a letter of support to the Coastal Commission to approve the valet parking plans as presented, which include reducing the landscape buffer along Mission Boulevard and adding 90 parking spaces with double-line striping for each space.

VOTE For: 6 Against: 0 Abstain: 0

Motion passes.

BUILDING PLAN REVIEW

ACTION ITEM:

- **3450 Bayside Walk (Mayer Residence); Project No. 337533 (associated with PTS# 156921): Extension of Time for Coastal Development Permit for a 1,133 sq. ft. addition to an existing single family residence on a 0.09 acre site**

Property Owner was not present.

Presenter: Architect Ricardo Torres, Golba Architecture.

Chair Watkins pointed out the Board heard this as a project remodel on July 15, 2008 as PTS# 156921, and voted to approve the remodel 10-0-0 with the following conditions: (1) Use the existing fireplace, not enlarge. This would increase the size of the structure in the front yard setback; (2) City verify the building's existing room addition in front yard has a legal permit; (3) The 3-story building is 13 ½ feet from front yard court setbacks. There can be no alteration unless the construction is set back 15 feet.

Architect Ricardo Torres presented the revised plans.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the plans for the Board. They pointed out the interior side yard setback above the garage must observe the 45 degree setback above 20 feet, and questioned whether the parking space on Liverpool is legal.

After further discussion, the following motion was duly made:

Motion 2 was made by Mike Meyer and seconded by Peggy Bradshaw to APPROVE the extension of time for the Coastal Development Permit at 3450 Bayside Walk with the condition that the interior side yard setback above the garage must observe the 45 degree setback above 20 feet.

VOTE For: 6 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

None.

Chair Watkins noted that Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting.

The next meeting is Tuesday, November 19, 2013.

ADJOURNMENT

Motion 3 was made by Robert Ondeck and seconded by Gernot Trolf to adjourn the meeting.

VOTE For: 6 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary