

**Mission Beach Precise Planning Board**  
**Tuesday, April 21, 2015 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**

**Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Bob Ondeck	John Ready	Mary Saska	Debbie Watkins
Jenine Whittecar			

**Absent:** Bob Craig; Mike Meyer; Gernot Trolf

**OPENING FUNCTIONS**

Meeting was called to order by Acting Chair Debbie Watkins at 7:10 PM.

- **Approval of Minutes** for March, 2015  
Copies of the draft March 17, 2015 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 April 21, 2015 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Acting Chair's Report**
  1. Utility Undergrounding Advisory Committee Update: Board Member John Ready represented District 2 on this committee. The committee presented its report and recommendations to the City Council last month where it was approved for citywide use. The report includes recommendations to improve public notices, create a community input process and provides above-ground equipment design options. Chair will send a copy of the Report via email to Board Members.
  2. AT&T Mobility Temporary Location at Belmont Park Update: AT&T will install a temporary scissors lift on the west side of the Plunge Building that will house the antennas until the Plunge Building roof is completed. The computer room needed to operate the antennas has already been completed. AT&T estimates they will be "on air" by May 30, 2015, tentatively.
  3. Mission Beach Elementary School Development Update: In August 2014, the developers decided to prepare a Master Environmental Impact Report ("MEIR") for the project. The Public Scoping Meeting was held in September 2014. Residents and property owners attended the meeting and made their concerns known on the record. The MEIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis must be on identifying feasible solutions to environmental problems. The objective is not to simply describe and document an impact, but to actively create and suggest mitigation measures or project alternatives to substantially reduce significant adverse environmental impacts, such as community character, traffic, density, open space requirements, and air quality. The Draft MEIR will be out soon for public comment. If you attended the scoping meeting and signed in with your name and address or submitted your concerns in writing to the City within the required time period, a copy will be sent

to you. The public will have 30 days to review and submit comments. After the Environmental review process, developers may be required to reconfigure the project plans at the site.

4. Community Orientation Workshop (“COW”); Newly elected Board Members are required to attend this training session within 12 months of being elected. New Board members will receive an email from the City’s Development Services Department regarding the COW scheduled for Saturday, May 16, 2015. The session discusses City Council Policy 600-24, “Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees”, and is a great opportunity to hear dialogue about operations of community planning groups.

5. Draft Private Board Roster: Acting Chair Watkins distribution a draft of the Private Roster containing contact information of Board Members for their review. The Private Roster will be filed with the Development Services Department.

• **Acting Secretary’s Report**

Acting Secretary Debbie Watkins announced the Attendance Report of Absences starts fresh for Board Members for FY April 2015 (April 2015 - March 2016).

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

Tim Cruickshank commented that he is the Chairman of the Big Brother Big Sisters of San Diego County 22<sup>nd</sup> Annual Charity Golf Marathon that will take place on June 19, 2015. The event challenges golfers to play 100 holes of golf in one day to raise money for the Big Brothers Big Sisters program. Last year, \$193,005 was raised. The program provides one-on-one mentoring to keep kids out of trouble.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Bruce Williams, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2**

Bruce Williams introduced himself as the new Community Representative for Mission Beach. He reported the issue of short term vacation rentals will be presented to the City Council’s Smart Growth and Land Use Committee, at 8:30 AM on April 22, 2015, which Councilmember Zapf chairs.

**OTHER**

**Information Item:**

- **Belmont Park Construction Update: Dan Hayden, Director of Engineering of Pacifica Enterprises, Inc.**

Dan Hayden reported the City Council approved the Belmont Park lease and thanked the community for its support. He commented that the first priority will be to rehabilitate the Plunge. He apprised the Board that the 25-year old arch will be replaced near the gym because a large chunk fell off. Dan was pleased to announce that Cannonball is open for business. Board members asked about the status of the historic tiles and pedestal that were removed from the pool. Dan stated they are working with City Historical to recreate the tiles and pedestal.

**Possible Action Item:**

- **Protect San Diego Neighborhoods: Jeff Powers will discuss the impact of the One Paseo Project decision by the City Council on the community planning process, community plans, and community planning boards**

**Counterargument will be presented by Rachel Laing, representative of Kilroy Realty, the developer of the One Paseo project.**

Jeff Powers distributed information regarding the One Paseo project in Carmel Valley prepared by his group Protect San Diego Neighborhoods, a coalition of concerned residents, community planners, taxpayers and businesses. Mr. Powers pointed out that the City Council's approval of One Paseo over the objections of four (4) nearby community planning groups and more than 8,000 local residents set a dangerous precedent that could lead to massive overbuilt projects in other neighborhoods in the City. He noted that when the community planning process is ignored, the entire system is degraded. He stated he has gone to 13+ community planning groups to ask for a resolution urging the City Council to reconsider approval of One Paseo. Mr. Powers pointed out his group initiated a referendum campaign to give the City Council a second chance to reconsider their vote, or give San Diego voters the opportunity to weigh in on this issue. Over 61,000 signatures were submitted to the City Clerk, and signatures are being verified. Mr. Powers asked the Board to consider a similar resolution. The audience and the Board were given the opportunity to ask questions.

**Counterargument by Rachel Laing, representative of Kilroy Realty, the developer of the One Paseo project.**

Rachel Laing pointed out Kilroy Realty owns buildings and is the biggest investor in Carmel Valley. She noted the City Council voted to approved the project 7-2-0. She described the project as a smart growth, mixed used and green project with shuttle funding to the train stations. The project involved 56 public meetings and 29 amendments of the community plan to add mix use. The audience and the Board were given the opportunity to ask question.

After discussion, Board Members expressed reluctance to take an action on a resolution in favor of or in opposition to the One Paseo project. It was determined that the Board would consider writing a letter to the City Council expressing concern that the City Council's approval of One Paseo threatens the integrity of the City of San Diego's entire community planning process and community planning boards, and urging the City Council to not set a precedent by ignoring the voices of communities when considering projects that could drastically change the character of our neighborhoods.

After further discussion, a motion was duly made to authorize the Chair to write a letter to the City Council as discussed above.

**Motion 1 was made by Peggy Bradshaw and seconded by John Ready TO AUTHORIZE the Chair to write a letter to the City Council as discussed above regarding the One Paseo project in Carmel Valley.**

**VOTE For: 7 Against: 1 Abstain: 0**  
**Motion passes.**

## **BUILDING PLAN REVIEW**

### **Action Item:**

- **3688 Bayside Walk (Knowlton Residence): Project No. 412692 – Coastal Development Permit (Process 3) to demolish the existing residence and construct a three-story, 2,176 square foot residence with attached two-car garage on a 1,990 square foot site**

Present: Architects Brian Britton and Tim Golba of Golba Architecture represented the property owners who were not in attendance.

Architect Tim Golba presented the project plans and renderings showing setbacks for this three-story single family home with a roof deck and a two car garage in back.

Plan Reviewer Dennis Lynch reviewed the plans for the Board and pointed out the single-family residence meets the requirements of the Mission Beach Planned District Ordinance .

The Board noted that parts of the City’s Cycle Issues report discussed the 1974 Mission Beach Precise Plan. This “Plan” was superseded and codified in the San Diego Municipal Code by the Mission Beach Planned District Ordinance (January 2, 1979), which specifically governs development in Mission Beach. The Mission Beach Planned District Ordinance was updated recently and is effective August 9, 2012.

After further discussion, a motion to approve the project was duly made as follows:

**Motion 2 was made by Dennis Lynch and seconded by John Ready to APPROVE the building plans at 3688 Bayside Walk to demolish the existing residence and construct a three-story single family residence as presented.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

## **BOARD COMMUNICATIONS**

### **Action Items:**

- **2015 Board Election of Officers**

**Chair and Secretary:** Debbie Watkins was nominated. No other nominees.

**Motion 3 was made by Dennis Lynch and seconded by John Ready to RE-ELECT DEBBIE WATKINS as Chair and Secretary for FY April 2015 – March 2016.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes. Debbie Watkins re-elected Chair and Secretary.**

**Vice Chair:** Gernot Trolf was nominated. No other nominees.

**Motion 4 was made by Mary Saska and seconded by Peggy Bradshaw to RE-ELECT GERNOT TROLF as Vice Chair for FY April 2015 – March 2016.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes. Gernot Trolf re-elected Vice Chair.**

**Action Item:**

- **Fill vacancies on Board with eligible nominees**

Acting Chair Debbie Watkins reported that after the March 17, 2015 Election, there are three (3) open seats as follows:

- **One openings in Area 1** (between San Diego Place and south side of Capistrano Place): **2-year term** (2014-2017)
- **One openings in Area 2** (between north side of Capistrano Place and south side of West Mission Bay Drive & Ventura Place): **1-year term** 2013-2016;
- **One opening in Area 4** (between north side of El Carmel Place and south side of San Jose Place): **3-year term** 2015-2018

Acting Chair Watkins pointed out that Will Schussel and Brian McCarthy were present and expressed their continued interest in filling open seats. She noted this is the second meeting attended by Messrs. Schussel and McCarthy and both were eligible to be nominated to fill vacancies for a one-year term if the Board was interested in filling vacancies with candidates from other areas at this time.

After further discussion, the following motion was duly made as follows:

**Motion 5 was made by Tim Cruickshank and seconded by Jenine Whittecar to APPROVE filling open seats for a one-year term with eligible candidates from other areas at this time.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

Chair Watkins noted that Will Schussel lives at 720 Salem Court. Mr. Schussel would be eligible to fill the open seat in Area 4 for a one-year term. After discussion, the following motion was duly made:

**Motion 6 was made by Dennis Lynch and seconded by Jenine Whittecar TO NOMINATE and ELECT WILL SCHUSSEL as the Area 4 Representative for a one-year term as noted above.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes**

Chair Watkins noted that Brian McCarthy lives at 811 Kingston Court. He would be eligible to fill the open seat in Area 2 for the remaining one-year term. After discussion, the following motion was duly made:

**Motion 7 was made by John Ready and seconded by Dennis Lynch TO NOMINATE and ELECT BRIAN McCARTHY as the Area 2 Representative for a one-year term as noted above.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

There being no further business, Acting Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair 10 days **PRIOR** to the scheduled Board meeting, and the **next meeting will be held on Tuesday, May 19, 2015, at 7 PM in the Belmont Park Community Room.**

**ADJOURNMENT**

**Motion 8 was made by Carole Havlat and seconded by Jenine Whittecar TO  
ADJOURN the meeting at 8:30 PM.**

**VOTE            For: 8            Against: 0            Abstain: 0**  
**Motion passes.**

Submitted by: Debbie Watkins, Acting Secretary