

Mission Beach Precise Planning Board
Tuesday, January 20, 2015 @ 7 PM
Belmont Park Coaster Terrace – Community Room

Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Bob Craig	Carole Havlat	Dennis Lynch
Mike Meyer	Bob Ondeck	John Ready	Gernot Trolf
Debbie Watkins	Jenine Whittecar		

Absent: Tim Cruickshank; Mary Saska

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:03 PM.

- **Approval of Minutes** for November, 2014
The Board was dark in December 2014. Copies of the draft November 18, 2014 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 January 20, 2015 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
 1. **Former Mission Beach Elementary School Development Update** - The first Draft of the Master Environment Impact Report ("MEIR") by consultants for the developers was submitted to the City for review and comments. The City submitted its comments to the consultants who will have to respond to the City's comments. After that has been accomplished, a copy of the Draft MEIR will be distributed and posted on the City's website for public comment sometime in April. Those who attended the Scoping Meeting in September 2014 at the Santa Clara Recreation Center and signed in with their address will receive a copy of the draft MEIR.
 2. **Mission Beach Planned District Ordinance ("PDO")** – Former Chair Peggy Bradshaw recommended a New Year's Resolution in light of the major typo in the PDO, which will be corrected in the 9th Land Development Code Update, that Board Members read the PDO again from beginning to end to make sure there are no additional typos. A sheet will be provided to sign when Board Members have completed their review of the PDO. Typos and questions regarding regulations in the PDO can be brought up at a meeting for clarification.

Secretary's Report

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

John Ready gave an update on the Citizen's Utility Undergrounding Advisory Committee. He noted there will be one more Friday meeting and recommendations that were promulgated by the Committee will be given to the utility providers to follow.

Carole Havlat commented she was surprised to learn that 24-hour parking is allowed at Bonita Cove and suggested that parking should be limited between Memorial Day and Labor Day in accordance with the time restrictions at other lots.

Mike Meyer commented undergrounding utilities in South Mission has been delayed because the design for cable and telephone utilities is not completed, and easements are still needed from property owners to move forward.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ernie Navarro, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2**

Ernie Navarro introduced himself as the new community liaison. Mr. Navarro commented that he will handle customer service for the community and can be reached by telephone or email.

OTHER

Action Item:

- **Mission Boulevard Maintenance Assessment District (“MAD”)** – Discuss and approve proposed Budget for FY 2016 (July 1, 2015 – June 30, 2016)

Present: Rosa Lopez, Supervising Management Analyst, Maintenance Assessment Districts, Park and Recreation; Bob Smith, Grounds Maintenance Manager, Open Space, Maintenance Assessment District

Rosa Lopez distributed the “Revised Final Draft For Distribution January 20, 2015 Summary of Fiscal Year 2016 (07-01-15 to 06-30-16) Budget” for review and comments. Ms. Lopez explained that annual assessments are collected from homeowners and businesses for the MAD, which funds the maintenance of 191 trees and planter boxes along Mission Boulevard from the southern end near the jetty north to Pacific Beach Drive, including two (2) wells on West Mission Bay Drive. The summary includes District Year End Operating Reserves and Target Reserves.

It was pointed out that the \$25,000 line item reserved for a re-ballot to expand the services rendered beyond tree maintenance was put on hold because of a lawsuit filed against the City regarding all MAD’s and BID’s, which has settled. A line item for lawsuit mitigation of \$6,878.78 was added. Board members commented that the line item for re-ballot should remain for now. In addition, Board members noted that some of the tree wells posed safety hazards and could be improved to beautify the area along Mission Boulevard housing these trees. One Board member suggested adding solar lighting to palm trees. Ms. Lopez noted that the current assessment is \$14.58 per year and can be increased to \$19.58 per year, the maximum allowed, to take care of improving the tree wells and adding solar lighting to palm trees, if possible, where appropriate along Mission Boulevard..

After discussion, a motion was duly made as follows:

Motion 1 was made by Peggy Bradshaw and seconded by Gernot Trolf TO INCREASE the current assessment from \$14.58 per year to \$19.58 per year to take care of improving the tree wells for safety and beauty, and adding solar lighting to palm trees, if possible, where appropriate along Mission Boulevard.

VOTE For: 8 Against: 0 Abstain: 1

Motion passes. [Abstain: C.Havlat]

Ms. Lopez pointed out the timeline for community approval of the budget is February 1, 2015, and asked that a vote to approve the FY16 Budget be considered.

After further discussion, the following motion was duly made to approve the FY 16 Budget:

Motion 2 was made by Peggy Bradshaw and seconded by Mike Meyer TO APPROVE the Mission Boulevard Maintenance Assessment Budget for FY 2016 (07-01-15 to 06-30-16) with the AMENDMENT discussed above in Motion 1.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

OTHER

Information Item:

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

Dan Hayden reported the Belmont Park Lease Extension matter was pulled from the January 20, 2015 City Council Agenda because more review time was needed. Mr. Hayden commented that Building 5 is wrapped up, and there are design problems with the elevator near *Draft* that he hopes will be resolved soon.

BUILDING PLAN REVIEWS

- **Jamaica Court Residences (837 and 843 Jamaica Court): Project No. 383126 – Sustainable Expedite Program (Process 3) Coastal Development Permit to demolish existing residences on two lots and construct a total of four residential units**

Present: Scott Frontis, Frontis Studio represented the property owner.

Architect Scott Frontis presented the project plans. He noted the square footage of the units has been reduced and the four units will have roof decks and individuality. Architect Frontis was asked about the location of the trash receptacles and he noted there was a designated area for them.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board. Plan Reviewer Lynch pointed out City Staff reviewed this project and requested that the cornices be reduced to 1-foot high and a maximum 6-inch encroachment as provided by §1513.0364(d) (1) of the PDO regulations on the two (2) rear units and the west side yard of the front unit. He noted the revised plans indicate this still has not been done on the front unit. In addition, he pointed out the City's landscape review stated palm trees were not allowed in front yards because they were not canopy-type trees. He noted the Board has allowed palm trees in the front yard setback provided they meet position and height requirements of the PDO.

After further discussion, the following motion was duly made:

Motion 3 was made by Dennis Lynch and seconded by Peggy Bradshaw TO APPROVE Project No. 383126 - Jamaica Court Residences (837 and 843 Jamaica Court) with the CONDITION that the cornices be reduced in size as discussed above to meet §1513.0364(d) (1) of the PDO regulations.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

Board Communications

None.

Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair 10 days **PRIOR** to the scheduled Board meeting. Chair Watkins noted the **next meeting will be held on Tuesday, February 17, 2015, in the Belmont Park Community Room at 7 PM.**

ADJOURNMENT

**Motion 4 was made by Peggy Bradshaw and seconded by Gernot Trolf TO
ADJOURN the meeting.**

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary