

**MISSION BEACH PRECISE PLANNING BOARD**  
**Tuesday, November 15, 2016 @ 7 PM**  
**Belmont Park Coaster Terrace – Community Room**  
**Minutes of Meeting**

**Board Members Present:**

Carole Havlat	Dennis Lynch	Brian McCarthy	John Ready
Mary Saska	Will Schussel	Debbie Watkins	Jenine Whittocar

**Absent:** Mike Meyer; Gernot Trolf

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:02 PM.

- **Approval of Minutes** for October, 2016  
Copies of the draft October 18, 2016 Minutes of Meeting were distributed and reviewed. Board Member Dennis Lynch pointed out that references to a 16-foot turning radius in the discussion and motion passed regarding the Phillips Residence CDP, Project No. 490122 are incorrect and should be changed to an 18-foot turning radius.

**Motion 1 was made by Will Schussel and seconded by Carole Havlat to APPROVE the October 18, 2016 Minutes of Meeting with the above-mentioned changes regarding the Phillips Residence CDP, Project No. 490122.**

**VOTE                      For: 7                      Against: 0                      Abstain: 0**

**Motion passed.**

**Revisions to Agenda**

Copies of the November 15, 2016 Agenda were distributed and reviewed. There were no changes.

- **Chair's Report**

Chair Debbie Watkins reported that Peggy Bradshaw who served on the Board for many years as the Area 5 Representative and former Chair will no longer sit on the Board. Chair noted that Peggy helped the Board with the latest Planned District Ordinance update in 2012 and thanked her for her dedication to the community over the years. Chair Watkins informed the public that the Area 5 seat (between the North side of San Jose Place and the South side of Pacific Beach Drive) will be open for eligible candidates in the March 2017 Election of Area Representatives. She commented that anyone interested in learning more about serving our community as an Area Representative can contact her.

**Secretary's Report**

None.

**PUBLIC COMMENT (limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda)**

- Dan Hayden, Director of Engineering-Pacific Enterprises, Inc., commented that the Coastal Commission and City of San Diego have come to a compromise on the North parking lot to utilize a shuttle program from Ventura Cove and Bonita Cove to Belmont Park so construction can take place on the Plunge Building, and the matter will be docketed on the Coastal Commission's December Agenda.
- Andy Choitner commented that it appears the new construction at 825-827 Jamaica Court may exceed the 30-foot height limit.
- Dawn Riley commented about the proposed new MAD being organized.
- Carole Havlat commented that she is concerned her shop was fined for displays outside the store on the sidewalk.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Bruce Williams, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2 (Mission Beach & Midway Districts)**

Bruce Williams reported that a cleanup of Mission Beach is planned for April/May 2017 similar to the recent cleanup in Pacific Beach where the sidewalks were powerwashed. He noted the City Council worked until 1 AM on the mini-dorm issue, which passed.

**OTHER**

**Action Items:**

- **T-Mobile Temporary Cell Tower Site at Belmont Park during Plunge Reconstruction** – Jerrod Ploof, Real Estate Specialist, SmartkLink

Jerrod Ploof gave a PowerPoint presentation and distributed proposed temporary site plans. Mr. Ploof reported that with the upcoming demo and reconstruction of the Plunge, T-Mobile must find a temporary location for its existing wireless facility on the Plunge building. Antennas and equipment sited on the Plunge building must be removed when the Plunge is demolished. He stated he has been working with Belmont Park representatives to find a suitable site, and that T-Mobile will be able to relocate to Building #4 in Belmont Park as a temporary site during the Plunge construction. After completion of the Plunge, T-Mobile would then move back to a permanent location on the Plunge. He noted the temporary site on the building has a 30' roof and the antennas would need to be higher than the roof to provide coverage, so the top of the facility would likely be about 38'.

Board members expressed their concern about the health hazards of cell antennas. They questioned whether a height waiver is required from the California Coastal Commission because of the 30-foot height limitation and the project will exceed that limit by 8 feet. Mr. Ploof was not sure whether the California Coastal Commission will require a waiver.

After further discussion, the following motion was duly made:

**Motion 2 was made by Dennis Lynch and seconded by John Ready to APPROVE the T-Mobile temporary site but want their concerns about health hazards of cell antennas to be included in this motion along with the CONDITION that the California Coastal Commission approves a 30-foot height limitation waiver for this temporary site.**

**VOTE For: 6 Against: 1 Abstain: 1**

**Motion passed.**

- **Mission Boulevard Maintenance Assessment District Budget Approval** – Discuss and approve proposed Budget for FY 2018 (July 1, 2017 – June 30, 2018): Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space – MAD’s

**Present:** Carlos Cordova, Grounds Manager, Open Space Division, Park and Recreation

Mr. Carlos Cordova distributed the Mission Boulevard Maintenance Assessment District Summary of Fiscal Year 2018 (07-01-17 to 06-30-18) Budget for review and approval. Questions and concern from community members and Board members were addressed. After further discussion, the following motion was duly made:

**Motion 3 was made by Brian McCarthy and seconded by Carole Havlat to APPROVE the Mission Boulevard Maintenance Assessment District Budget for Fiscal Year 2018 (07-01-17 to 06-30-18) as presented.**

**VOTE For: 7 Against: 0 Abstain: 0**

**Motion passed.**

## **BUILDING PLAN REVIEWS**

None.

## **BOARD COMMUNICATION**

### **Action Items:**

- **MBPPB Ad-Hoc Subcommittee Re: Mission Boulevard Maintenance Assessment District – Select and approve new trees to be added/replaced to current mix along Mission Boulevard**

**Present: Ad-hoc Subcommittee Members:** Klaus Mendenhall, Chair (community member); Mary Saska and Debbie Watkins (Board Members); **Absent:** Mike Meyer (Board Member)

The Ad-hoc Subcommittee conducted a thorough assessment of all 190+ trees and tree wells for sidewalk concrete damage and leaning/damaged trees. Ad-hoc Subcommittee Chair Klaus Mendenhall prepared a spreadsheet listing all of the trees and the conditions of the trees, sidewalks, and tree wells surrounding the trees. Mr. Carlos Cordova joined ad-hoc subcommittee members on a walking assessment of conditions and left with a list of critical problem areas for the City to start repairing sooner rather than later.

In addition, with the help of Mr. Cordova, the ad-hoc subcommittee reviewed a list of street trees that were recommended for planting in coastal communities to add to the current palate of street trees along Mission Boulevard. At the October 18, 2016 Board meeting, Chair Watkins distributed pictures of three (3) proposed street trees (evergreens) for consideration. Input from that meeting allowed the ad-hoc subcommittee to narrow the selection to two (2) street trees (evergreens) – *Metrosideros excelsus* (New Zealand Christmas tree) and *Cassia leptophylla* (Golden Medallion tree). The full height of the New Zealand Christmas tree would be less than 20 feet and the full height of the Golden Medallion tree would be less than 30 feet. The spread of each tree would be maintained by pruning and cutting to ensure against visual, physical or building hazards.

After further discussion and comments from the public, it was determined that both trees selections would be added to the current palate of trees along Mission Boulevard. These trees would replace current street trees that are damaged or deemed hazardous by the City. The Mission Beach Precise Planning Board will be consulted to determine which street tree will be the replacement tree when the situation arises. The following motion was duly made:

**Motion 4 was made by Jenine Whittecar and seconded by John Ready to APPROVE adding the *Metrosideros excelsus* (New Zealand Christmas tree) and *Cassia leptophylla* (Golden Medallion tree) to the current palate of trees along Mission Boulevard. These trees would replace the current trees that are damaged or deemed hazardous by the City. The Mission Beach Precise Planning Board will be consulted to determine which tree mix will be the replacement tree when the situation arises.**

**VOTE                      For: 7                      Against: 0                      Abstain: 0**

**Motion passed.**

- **Form New Mission Beach Precise Planning Board (“MBPPB”) Ad-Hoc Subcommittee Re: City’s Bike Share/DecoBike Plans of Expansion of the Bike Share Program in Mission Beach**

Chair Watkins advised the Board that the City is planning to expand DecoBike locations in Mission Beach. She pointed out the MBPPB Ad-Hoc Subcommittee would be the City’s first contact before presentation to the full MBPPB. She announced that Matt Gardner, a community member, has volunteered to sit on the Ad-Hoc Subcommittee as Chair. Board Members Mary Saska and Debbie Watkins volunteered to sit on the Ad-Hoc Subcommittee. Chair Watkins asked if anyone else would be interested. There were no other volunteers. After further discussion, the following motion was duly made:

**Motion 5 was made by Jenine Whittecar and seconded by Will Schussel to APPROVE the formation of the *MBPPB Ad-Hoc Subcommittee Re: City’s Bike Share/DecoBike Plans of Expansion of the Bike Share Program in Mission Beach* to be made up of the following members: Matt Gardner, a community member; Mary Saska, Board Member and Debbie Watkins, Board Member.**

**VOTE                      For: 7                      Against: 0                      Abstain: 0**

**Motion passed.**

There being no further business, Chair Watkins noted that Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, January 17, 2017 at 7 PM in the Belmont Park Community Room. The Board is dark in December.**

**ADJOURNMENT**

**Motion 6 was made by Carole Havlat and seconded by Mary Saska TO ADJOURN the meeting at 8:00 PM.**

**VOTE                      For: 7                                      Against: 0                                      Abstain: 0**

**Motion passed.**

Submitted by: Debbie Watkins, Secretary