

**Mission Beach Precise Planning Board  
Tuesday, July 19, 2011  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

|               |              |                |               |
|---------------|--------------|----------------|---------------|
| Carole Havlat | Dennis Lynch | Mike Meyer     | Robert Ondeck |
| Mary Saska    | Gernot Trolf | Debbie Watkins | Mary Willmont |

**Absent:**

Peggy Bradshaw

**OPENING FUNCTIONS**

**Meeting was called to order** by Chair Debbie Watkins at 7:08 p.m.

- **Approval of Minutes** for June, 2011  
Copies of the draft of the June 21, 2011 Minutes of Meeting were distributed and reviewed. The June Minutes were approved by unanimous consent as written.

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the July 19, 2011 Agenda were distributed and reviewed. There were no changes to the Agenda.
- **Chair's Report**
  - (1) Pursuant to motions passed at the June 21st Board Meeting, Chair Watkins sent a letter to Mayor Sanders and City Council members regarding the outcome of Belmont Park and the Plunge, and a letter to the City Water Department regarding street repairs using concrete instead of asphalt after digging, and requested an inventory of alleys to return streets to their original concrete condition.
  - (2) AT&T Mobility Bonita Cove West Cell Phone Tower Update: On July 6, 2011, Chair Watkins, community leaders from the Mission Beach Town Council and the Mission Beach Women's Club, Thyme Curtis from Councilmember Faulconer's Office and concerned residents met with the Development Services Department Project Manager and representatives of AT&T at the Bonita Cove location where AT&T wants to build a 30-ft clock tower with 12 antennas on top. Pros and cons of locating the 30-foot wireless communication tower at that location in Mission Bay Park were discussed and other locations to mount AT&T's 12 antennas were suggested. However, AT&T was insistent on the Bonita Cove location. Thyme Curtis informed the group that Councilmember Faulconer would not support the clock tower at Bonita Cove and requested that AT&T work with the community to come up with alternate sites and styles. All agreed that AT&T would go back to the drawing board and present new plans and locations to the community for its wireless communication needs. In the meantime, the Mission Beach Precise Planning Board's Appeal to the Planning Commission is still scheduled to be heard on Thursday, September 29<sup>th</sup>. If the community agrees with a new location and/or design, the Mission Beach Precise Planning Board will withdraw its Appeal on that date. Chair Watkins will keep the Board apprised of any new developments.

(2) Belmont Park/Plunge Update: Also on July 6<sup>th</sup>, Chair Watkins, community leaders mentioned above, select community residents, Kevin Faulconer, Katherine Miles, and representatives from the City Attorney's Attorney and Mayor's Office met with Jay Goldstone, COO in the Mayor's Office for an update on the status of Belmont Park and the Plunge.

Chair Watkins distributed copies of the letter from Mr. Goldstone to Belmont Park/Plunge Supporters regarding the status of the Plunge. Bottom Line: The Bankruptcy Stay was denied; a Superior Court Hearing will be scheduled on or about July 22<sup>nd</sup> to appoint a receiver and then the bank can make its own assessment of the repairs necessary to reopen the Plunge. It was agreed that this group will get together again after the receivership hearing and engineering report has been completed for further update.

(3) On June 28th, Chair Watkins attended the Community Planners Committee ("CPC") Meeting of Planning Board Chairs. After attending the first meeting, the MBPPB will have voting eligibility at CPC's July 26<sup>th</sup> meeting and thereafter. Of particular interest at the June 28th meeting was the report from Kelly Broughton, Director of Development Services who discussed the reorganization of the City Planning & Community Investment Department into the Development Services Department. The next CPC meeting will take place on July 26<sup>th</sup>, and among other items on the agenda, Bob Vacchi, Deputy Director of Neighborhood Code Compliance, will discuss the Neighborhood Code Compliance process and answer questions.

- **Secretary's Report**  
None.

- **PUBLIC COMMENT**  
None.

#### **REPORTS FROM GOVERNMENT OFFICIALS**

- **Katherine Miles** (Community Rep., Office of Councilman Kevin Faulconer, District 2)  
Katherine Miles reported that the Belmont Park/Plunge matter has not been resolved and Councilman Faulconer will keep the lines of communication open to make sure the Plunge is opened again soon.

#### **BUILDING PLAN REVIEWS**

##### **Action Item:**

- **750 Ventura (Harry's Market) Project Number 241546 – Conditional Use Permit ("CUP") to allow an upgrade in the liquor license status from a Type 20: "Off-sale Beer and Wine" to a Type 21: "Off-sale General Alcohol Beverage" in conjunction with an existing 1,750 square-foot neighborhood market.**

Robert Zakar, the CUP Applicant, presented the plans.

Chair Watkins distributed copies of the San Diego Police Department's Conditional Use Permit Recommendation to not support a Type 21 License at this location, and the Appeal Document filed by the operator of Harry's Market before the Office of the Mayor San Diego Police Department, which overturned the denial by the San Diego Police Department, sent by the Development Services Department Project Manager.

Mr. Zakar distributed copies of a petition and letters of support to the City of San Diego Development Services Department signed by regular customers of Harry's Market, and copies

of the Census Tract Report statistics showing number of alcohol violations by tract, on premise and off premise violations, Type 20 and 21 Licenses, and percentages of violations by tract for review and discussion. He explained that he was agreeable to allowing restrictions on this license as contained in the Appeal document and assured the Board that he had no intentions of expanding activity at this location or selling the license at this time. The Board discussed the pros and cons of supporting a Type 21 License based on a review of the documents. The following motion was duly made:

**Motion 1 was made by Robert Ondeck and seconded by Carole Havlat to APPROVE WITH CONDITIONS AND RESTRICTIONS listed below the Conditional Use Permit to allow an upgrade in the liquor license status from a Type 20: “Off-sale Beer and Wine” to a Type 21: “Off-sale General Alcohol Beverage” in conjunction with an existing 1,750 square-foot neighborhood market.**

- 1. Requires placing and maintaining a video camera at 750 Ventura (Harry’s Market) for surveillance of outside building area.**
- 2. No sales of alcoholic beverages after 12:00 a.m.**
- 3. No sales of fortified wines.**
- 4. No single sales of beer less than 16 oz.**
- 5. No sales of distilled spirits in container under 350 ml.**
- 6. Removal of graffiti within 48 hours.**
- 7. No single sales of wine in sizes under 750 ml.**

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

**Motion passes.**

### **BOARD COMMUNICATIONS**

#### **Action Item:**

- Final approval of draft Bylaws

Senior Planner Lesley Henegar was present to address questions and concerns.

Chair Watkins apprised the Board that four (4) sections of the draft Bylaws of the Mission Beach Precise Planning Board have been changed to reflect the needs of the community. However, the changes differ from the standard wording contained in the City Council’s Bylaws for community planning groups and need to be approved by the City Council. The four sections concern the following topics: (1) Absences; (2) Allow decreased number of members when unable to fill a vacancy; (3) E-mail distribution of Agenda and minutes is preferred method; and (4) Recall of a Board Member. Further review of this Recall section resulted in a minor wording change to reflect a recall of a board member by eligible voters present and voting “from the community” rather than “from the area represented.” After discussion of the advantages of these changes, the following motion was duly made:

**Motion 2 was made by Mary Willmont and seconded by Mike Meyer to APPROVE the draft Bylaws and changes to the four (4) sections listed above with minor wording change in the Recall of Board Member section to be sent to the City Council for approval.**

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

**Motion passes.**

Any additions to the agenda need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting.

The next Board Meeting is Tuesday, September 20, 2011 in the Belmont Community Room.

**ADJOURNMENT**

**Motion 3 was made and seconded to ADJOURN the meeting.**

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

**Meeting was adjourned at 8:45 p.m.**

Completed by:  
Debbie Watkins, Secretary