

Mission Beach Precise Planning Board
Tuesday, July 15, 2014 @ 6 p.m.
Santa Clara Recreation Center
Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Bob Craig	Tim Cruickshank	Dennis Lynch
Mike Meyer	John Ready	Mary Saska	Gernot Trolf
Jenine Whittecar	Debbie Watkins		

Absent: Carole Havlat; Robert Ondeck

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 6:05 p.m

- **Approval of Minutes** for June, 2014
Copies of the draft June 17, 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 July 15, 2014 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins reported that pursuant to Board Motion at the June 17, 2014 meeting, she sent a letter to Vladimir Balotsky at Real Estate Assets regarding the Accessory Use Permit at Belmont Park to operate beach concession and food kiosks. She noted a copy was sent to all Board Members, and made available a copy for review.
- **Secretary's Report**
Secretary Debbie Watkins gave the quarterly Board Attendance Report from April 2014 to July 15, 2014 as follows: P. Bradshaw – 1 absence; T. Cruickshank – 2 absences; C. Havlat – 1 absence; D. Lynch – 1 absence; R. Ondeck – 2 absences; J. Ready – 1 absence; and J. Whittecar – 1 absence.

Secretary Watkins reminded the Board that three (3) consecutive absences and the seat will be declared vacant; four (4) total absences and the seat will be declared vacant.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Chet Barfield, Community Representative for Councilmember Ed Harris, San Diego City Council District 2**

Chet Barfield reported that Mission Beach Centennial banners are up along Mission Boulevard. Mr. Barfield commented the Mission Beach Town Council expressed concern that there are too many bus stops along Mission Boulevard, and his office is working with MTS to reduce the stops to add more parking spaces along Mission Boulevard.

Mary Saska commented she attended the recent homeless meeting and pointed out there are different dilemmas at the beach, such as sleeping on the beach and concrete. She noted the goal of the City's task force is to get help to homeless individuals, and asked for suggestions to remedy the problem at the beach.

OTHER

Information Items:

- **Belmont Park Update** – Dan Hayden, Director of Engineering at Pacifica Enterprises

Dan Hayden clarified that the Accessory Use Permit was granted and that they are conducting a trial run to see if there is a market to operate beach concessions and food kiosks on the beach.

Mr. Hayden reported the gym will be closed for 12-15 months. Mike Meyer questioned the status of the elevator and exterior stairs being constructed near the Cannonball restaurant and asked that bikes rack be removed from Ocean Front Walk. Bill Bradshaw, a community member, asked about their obligation to run the Plunge under the lease and whether a survey was sent to members to determine the need for new equipment. Mr. Hayden commented the Plunge building is in need of structural repair and they are making the required changes under the lease. He noted the gym will be rehabilitated with new equipment and that no survey was sent to gym members to determine the types of equipment, but the decision was based on members who left and felt amenities were lacking.

- **Preliminary Park Proposal at former Mission Beach Elementary School Site presented by Developers (McKellar-McGowan, LLC) seeking input and recommendations from the Mission Beach Precise Planning Board**

Present: McKellar-McGowan, LLC Principals – Chris McKellar; Tim McGowan; Jeff Johnson

Presenter: Chris McKellar

Before the presentation by Chris McKellar, Chair Watkins distributed copies of the Cycle Issues document (pages 26 – 28) prepared by the City of San Diego, Development Services Department dated July 10, 2014, regarding Park & Rec comments by Howard Greenstein concerning the City's requirement for the proposed population-based park requirements for the project at 818 Santa Barbara Place for background and context.

Chair Watkins noted that according to the document, the City requires a .27 acre population-based park based on the number of units at page 26. In addition, Howard Greenstein's review of the proposed park plans submitted by McKellar-McGowan points out the park should not be divided by vehicular traffic alleys, and that the current proposed park should be reconfigured so that all required park acreage is contiguous, and is not divided by vehicular alleys (page 27).

She pointed out that Mr. Greenstein noted the entire park site should be located either 1) north of Santa Barbara Place and south of the vehicular alley; 2) between the two vehicular alleys (the park can straddle the Jersey Court pedestrian walk; or 3) south of Kennebeck Court and north of the vehicular alley, not at the current proposed location (page 27).

Chair referred to Mr. Greenstein's comment that the park site should be of sufficient dimensions (length and width) to provide usable areas for a variety of future activities. Mr. Greenstein wrote that the park site location, size and dimensions should be considered when planning the entire project site, and should not be just the resultant left-over space after the residential units are planned as their current park plan depicts (page 27).

Chris McKellar displayed a 2'x3' architectural drawing of their proposed .19 acre pocket park along Mission Boulevard, less than the space required. Mr. McKellar called the park an art park for cultural art expression by local artists. The pocket park would contain an obelisk that could contain history of Mission Beach or other significant information. The pocket park would not be fenced in, but a 5-foot wall and trees would separate the pocket park from the housing units on the north side of the property. Tables with built-in chess board tops would be located on grass mounds along Mission Boulevard.

Chair Watkins pointed out the park requirements cited in the Cycle Issues have not been met. She commented that she appreciated that they will be including a park in their project for the community and liked some of the features included in their proposed park, however, the design resembles a large landscape buffer along Mission Boulevard rather than a park. She commented that she agrees with the City's initial calculation of a .35 acre population-based park based on the entire acreage of the school property (2.23 acres), and pointed out again the .34 acre property on the south property at 825 Santa Barbara Place meets this need. In addition, she reminded the McKellar-McGowan group that there is a community Petition with over 500 signatures asking the City to save the Ficus tree as a landmark tree and create a park around it on the south side of Santa Barbara Place.

Although no vote was taken on this Information Item, Board Members were given an opportunity to give input. A couple of Board Members liked the developer's concept of the pocket park along Mission Boulevard. Other Board Members agreed the proposed park was insufficient and resembled a landscape buffer along Mission Boulevard rather than a functional park.

During the presentation, Plan Reviewer Dennis Lynch asked Mr. McKellar three questions.

1. In his opinion, was a community park butting up residences a benefit, neutral, or a detriment, to which he answered – detriment.
2. If the City forced you to put a .27 acre park in the project that did not cross sidewalks or alleys, where would you put it? Mr. McKellar said he didn't know.
3. If a park was in fact put on the property south of Santa Barbara Place, would you put it in your marketing brochures for the sale of the residences on the north of Santa Barbara Place, to which he answered, yes he would.

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 August, and the next meeting will be held on September 16, 2014 at the Santa Clara Rec Center at 6 PM, UNLESS the Belmont Park Community Room is completed by September 16th, the meeting will be held at the new community room at the regular time of 7:00 PM.

ADJOURNMENT

Motion 1 was made by Mike Meyer and seconded by Peggy Bradshaw to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0
Motion passes.

Submitted by: Debbie Watkins, Secretary