

Mission Beach Precise Planning Board
Tuesday, October 21, 2014 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

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

Absent:

OPENING FUNCTIONS

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

- **Approval of Minutes** for September, 2014
Copies of the draft September 16, 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 October 21, 2014 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
Chair Debbie Watkins reminded South Mission Beach property owners that the City's undergrounding utilities design will be discussed on Thursday, October 23rd at 6PM at the Santa Clara Recreation Center. She commented that all Mission Beach property owners are welcome to attend the community meeting to learn what is going to happen and how to prepare for the undergrounding utilities project when it heads north.

Secretary's Report

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Possible Action Item:

- **DecoBike Share Program Proposed "Mission Beach" Location – City of San Diego and DecoBike corporate partnership to bring new bike share program to neighborhoods across the City, including a 64-bike double station at 3099 Ocean Front Walk at Belmont Park. Presenters: Sandra Pimentel, DecoBike Share Representative; Thomas Landre, Associate Engineer, Bicycle Coordinator, City of San Diego**

Present: David Silverman, DecoBike Marketing Director; and Sandra Pimentel, DecoBike Share Representative. Representatives from the City did not attend.

Chair Watkins distributed a packet of information regarding DecoBike to Board Members.

David Silverman of DecoBike presented the matter. He handed out packets of information containing the location of the proposed 64-double bike station (No. 117ALT) in Belmont Park, the cost structure for memberships, short term memberships and monthly rentals, as well as a list of proposed DecoBike stations in "Mission Beach and Mission Bay". Mr. Silverman explained how the bike-share program will work in partnership with the City of San Diego. He noted the program is funded by an \$8M investment from DecoBike, and the City will bring in about \$1M to \$2.6 M for the 10-year period of the partnership.

Board Members were given an opportunity to comment and ask questions. Overall, Board Members liked the concept of bringing a bike share program to San Diego but expressed concern about the proposed location in Mission Beach in conjunction with the other locations in the surrounding area, the economic effect on small business owners who operate bike rental businesses in Mission Beach, and protecting jobs. They pointed out Mission Beach is an iconic little community made up of small shop keepers and restaurants where tourists have been renting bikes for years and many residents own their own bikes.

Residents and business owners were given an opportunity to comment and ask questions. Residents pointed out that bicycles are a staple in Mission Beach and adding more bicycles along the Boardwalk could be crowded and dangerous. An owner of a bike rental business was concerned about whether there is sufficient need to install this large bike station, and how it will affect his business and other small bicycle shops in the community. Belmont Park operators expressed concern about the proposed location, which could conflict with plans they have for beautifying the area. They pointed out the 64-double bike station would be placed in a corrosive environment where maintenance would be a constant issue, and open public space at Belmont Park would be eliminated.

Board Members and residents were disappointed a representative from the City was not present to answer questions about how the bike locations were selected and other concerns DecoBike representatives were not able to answer.

Chair Watkins suggested that if transportation to and from work is the main goal of the bike share program as discussed, the three (3) proposed 16-single bike stations along West Mission Bay Drive in Mission Bay Park would be sufficient, and the 64-double bike station at Belmont Park would be an oversaturation of these stations in the community.

After a lengthy discussion, the following motion was duly made:

Motion 1 was made by Mary Saska and seconded by Dennis Lynch to NOT SUPPORT the installation and placement of Deco-Bike's automated 64-double bike system at 3099 Ocean Front Walk until further studies show support for this location.

VOTE For: 8 Against: 2 Abstain: 1
Motion passes. [Against: J. Ready and Bob Craig] [Abstain: T. Cruickshank]

A straw vote was taken of community members present and their vote was 20-2-0 on a similar motion.

Information Items:

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

Dan Hayden reported the Plunge Building and roof is still under construction so AT&T will temporarily locate the cell towers near the Plunge Building by mounting antennas to a manlift where the top of antennas will be 45-55' above grade when approved.

- **Belmont Park Lease Extension Update** – Cybele Thompson, Director, Real Estate Assets (City of San Diego); Kristi Geitz, Deputy Director, Real Estate Assets (City of San Diego); Dario DeLuca, Principal of Pacifica Enterprises, Inc. (Symphony Asset Pool XVI, LLC) will answer questions and concerns

Present: Cybele Thompson, Director, Real Estate Assets; Kristi Geitz, Deputy Director, Real Estate Assets; Vladimir Balotsky, Supervising Property Agent, Real Estate Assets; Dario DeLuca, Principal of Pacifica Enterprises, Inc.; Dan Hayden, Director of Engineering of Pacifica Enterprises, Inc.; Brett Miller, CEO, EatDrinkSleep; and Chris Wahl, Southwest Strategies on behalf of Pacifica Enterprises, Inc.

Chris Wahl opened the discussion on behalf of Pacifica in favor of the proposed terms of the renegotiated lease extension. Dan Hayden presented a power-point containing a synopsis of the existing lease and the proposed amended and restated lease.

The Board and community members present were given an opportunity to ask questions of all parties and express their concerns for and against the proposed terms of the renegotiated lease as presented.

BUILDING PLAN REVIEWS

None.

Board Communications

Action Items:

- **Mission Beach Planned District Ordinance – Definitions and Clarifications**

Chair Watkins explained that during a couple of the Board’s appeal hearings before the Planning Commission (“PC”) where architects attempted to redefine an eave as something not off a roof over the building façade, the PC instructed the Board to include the definition of an eave in its Planned District Ordinance (“PDO”) for clarification. Chair reported the City is in the process of updating the *Land Development Code* and minor typos and clarifications to PDO’s are being considered in the 9th Update. She pointed out Dan Normandin, Sr. Planner with the City who helped the Board with its recent PDO update also helped with the wording for this eave fix. Chair Watkins distributed the proposed wording to be included at §1513.0307 Table 1513-03D, and §1513.0304 Table 1513-03B of the PDO for review that “an eave is the part of the roof that projects over the building façade.” After further discussion, the following motion was duly made:

Motion 2 was made by Peggy Bradshaw and seconded by Bob Ondeck TO APPROVE the proposed definition of an eave as presented to be included in the 9th Update to the Land Development Code.

VOTE **For: 11** **Against: 0** **Abstain: 0**
Motion passes.

Action Items (cont'd)

- **Vote to send letter to Zoning Code Enforcement regarding selling items and outdoor displays on sidewalk along Ventura Place in violation of the Mission Beach Planned District Ordinance at §1513.0405**

Chair Watkins reminded the Board that this matter was discussed in detail at its September meeting where it was decided to table action until the October meeting when the proposed letter to the City could be reviewed.

Chair distributed a draft of the proposed letter to Robert Vacchi, Director of Development Services requesting code enforcement of §1513.0405 and notifying shop owners along Ventura Place that they are in violation and must remove sale items from the sidewalk or they will be subject to fines.

After further discussion, the following motion was duly made:

Motion 3 was made by Peggy Bradshaw and seconded by Bob Ondeck TO APPROVE the draft proposed letter to Robert Vacchi, Director of Development Services as discussed above.

VOTE For: 5 Against: 6 Abstain: 0
Motion does not pass. [Against: J. Read; G. Trolf; B. Craig; T. Cruickshank; M. Saska; C. Havlat]

Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. The next meeting will be held on November 18, 2014 at the Belmont Park Community Room at 7:00 PM.

ADJOURNMENT

Motion 4 was made by Peggy Bradshaw and seconded by Bob Ondeck TO ADJOURN the meeting at 9:45 PM.

VOTE For: 11 Against: 0 Abstain: 0
Motion passes.

Submitted by: Debbie Watkins, Secretary