

**Mission Beach Precise Planning Board  
Tuesday, November 19, 2013  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

|                |                 |               |                |
|----------------|-----------------|---------------|----------------|
| Peggy Bradshaw | Tim Cruickshank | Carole Havlat | Dennis Lynch   |
| Robert Ondeck  | John Ready      | Mary Saska    | Debbie Watkins |
| Mary Willmont  |                 |               |                |

**Absent:** Mike Meyer; Carlton Nettleton; John Vallas; Gernot Trolf

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at 7:01 p.m.

- **Approval of Minutes** for October, 2013  
Copies of the draft of the October 15, 2013 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 November 19, 2013 Agenda were distributed and reviewed. There were no additions or changes to the Agenda.
- **Chair's Report**  
Chair Debbie Watkins apprised the Board of the following matters:
  - (1) **Letter of Support on behalf of Belmont Park** -- Pursuant to motion made at the October 15, 2013 Meeting, a letter of support was sent to the Coastal Commission to approve plans as presented on the diagram, which entail reducing the landscape buffer along Mission Boulevard and South end of parking lot, and adding 90 parking spaces, which would include a valet option.
  - (2) **Bylaws** – The approval process with the City of San Diego is completed and the Bylaws can now be found on the City's website. A hard copy was distributed to each Board Member present.
  - (3) **AT&T Bonita Cove Cell Tower Update** – Great news. Last week, the Coastal Commission approved the new location at Belmont Park to install 12 cell tower antennas. AT&T will file the permit on or about December 6, 2013 with the City. Work is anticipated to begin in January with the work to be completed by May. No work will be permitted from the end of May to after Labor Day. With regard to the Board's Appeal before the Planning Commission, AT&T will withdrawal the Bonita Cove plans so the Appeal will be moot. Chair Watkins will send a confirmation to the City after AT&T files their withdrawal. Chair thanked all who helped during this long process that was a success and will benefit the community.

**(4) Infrastructure Workshop** – Mary Saska attended the public workshop held on November 13, 2013 for District Two and gave a quick report. Mary noted that Councilmembers Kersey and Faulconer would like the City’s infrastructure projects for each community to be accessible on the Internet for the public to review and comment.

• **Secretary’s Report**

**Attendance Report:** Secretary Debbie Watkins gave an attendance update. She reported that as of this meeting, Carlton Nettleton has missed 4 meetings. Carlton informed Chair Watkins that he will not be able to sit on the Board because of his busy work travel schedule but would help where he can on community matters that arise.

**PUBLIC COMMENT (limited to 3 minutes per speaker)**

None.

**REPORTS FROM GOVERNMENT OFFICIALS**

None.

**OTHER**

**Information Item:**

- **City of San Diego Sewer & Water Group Job 814** – Update from Lori Sutton, Sr. Project Manager at Vic Salazar Communications, including Mission Beach streets and alley ways affected

Present: Vic Salazar of Vic Salazar Communications; Chris Gaston, City Project Manager; and Lee Ruiz

Vic Salazar distributed information, a fact sheet and map regarding this project. He reported the City will be upgrading the water/sewer system in Mission Beach. The Design Phase is almost completed and the Construction Phase will begin on or about December 13, 2013. The old and deteriorated water/sewer mains will be replaced with new materials more resistant to deterioration, breaks, and blockage. This will be done in two phases with phase one from December 13, 2013 to Memorial Day 2014 in the alley from Redondo Court to Ostend Court. Phase two will start in May, 2014 thru September 2014 from Monterey Court south along the median to Ventura. Residents will be given a 5-day notice by flyer attached to their door and a 3-day notice for water shut off.

Board members asked that providing temporary parking for displaced residents be considered if necessary. Also, they pointed out the Mission Beach Centennial Celebrations time frame runs concurrently with this construction, and requested that the Centennial time frame be considered during this process to avoid traffic issues that may arise.

**Possible Action Item:**

- **Letter of Support of Eco-District and Possible Appointment of Planning Board Volunteer** - Update from Bob Craig

Present: Architect Diane Scheffler, American Institute of Architects Sustainable Design Assessment Team (SDAT); Bob Craig

Architect Diane Scheffler showed a short video of the benefits and mission of the Eco-District to Pacific Beach, Mission Beach and Mission Bay. Ms. Scheffler encouraged the Board to get involved with this project along with the other area planning groups, and asked the Board to

appoint a stakeholder to represent the Board at the upcoming 3-day Workshop on December 11, 2013 with leading professionals in the field of landscape architecture, green infrastructure, urban design and environmental sustainability processes. Architect Scheffler requested a letter of support from the Board as an interested stakeholder to provide input and support to move the process forward in helping to create a more sustainable urban neighborhood in Pacific Beach, Mission Beach and Mission Bay.

Board Members Bob Ondeck and Mary Saska volunteered to represent the Board at the December 11<sup>th</sup> Community Workshop. After further discussion, the following motion was duly made:

**Motion 1 was made by Tim Cruickshank and seconded by John Ready to direct the Chair to send a letter of support of the Eco-District and participation as an interested stakeholder to help create a more sustainable urban neighborhood.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**

**Motion passes.**

**Information Item:**

- **Principals of McKellar Ashbrook LLC and Atty. Matt Peterson** – Update regarding development plans for the Mission Beach Elementary School Property including plans to initiate changes to the Mission Beach Community Plan and the Mission Beach Precise Plan LCP Addendum

Present: Principals of McKellar Ashbrook LLC (Chris McKellar, Tim McGowan and Jeff Johnson) and Matt Peterson, Attorney for Principals of McKellar Ashbrook LLC

Also present: Lesley Henegar, City of San Diego Senior Planner, to answer questions.

Attorney Matt Peterson presented the matter for the Principals. He distributed a packet containing a copy of his October 23, 2013 letter to Planning Director William Fulton regarding Initiation of an Amendment to the Mission Beach Community Plan and the Mission Beach Precise Plan LCP Addendum, excerpts of the General Plan and Community Plan Amendment Manual, and proposed changes to the community plan. Mr. Peterson explained that they plan to go before the Planning Commission in mid-December to get approval to start the Initiation process. He presented a new concept drawing that would eliminate alleys and create a planned residential development for the site.

Chair Watkins asked whether this Initiation process is allowed to begin even though the Principals have not purchased the property. Sr. Planner Henegar clarified that the process can begin and can take from 18-24 months. Ms. Watkins pointed out that the General Plan and Community Plan Amendment Manual specifies that the item be scheduled for Planning Commission Hearing within 45 working days of receiving the request, which would be the early part of January 2014. She pointed out none of the Board members will be available in December because the Board is going dark and important holiday and family travel plans. She commented the Board will ask the Planning Commission for a continuance to January when one or more Board members can be present.

Plan Reviewer Dennis Lynch pointed out the revised concept plan is not in accordance with the Board's communication with the developer to date. Mr. Lynch commented that Mr. McKellar did not respond to the Board's request for an elevation drawing of the alleys as they would appear standing on Mission Boulevard looking east toward the bay, which would have shed light on the

developers' intentions. Mr. Lynch reiterated that the Mission Beach Planned District Ordinance (PDO) does not allow Plan Residential Developments and that the project must adhere to the PDO.

Further discussion by the Board included a request for simple street, alley, sidewalk and block configuration, population-based park land on site, possibly preserving one of the currently used school buildings, as well as a public benefit to the community. Mr. Lynch distributed copies of photos of the Auditorium building on the property that could be used for a community center, meeting rooms, a police storefront, which we use to have in Mission Beach, etc. Attorney Peterson commented they were considering buying out the population-based park and the public benefit requirements.

### **BUILDING PLAN REVIEW**

None.

### **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 December and the next Board Meeting will be held on **January 21, 2014 at 7:00 p.m. at the Santa Clara Recreation Center.**

### **ADJOURNMENT**

**Motion 2 was duly made to adjourn the meeting.**

**VOTE                      For: 8                      Against: 0                      Abstain: 0**  
**Motion passes.**

Submitted by: Debbie Watkins, Secretary