

Mission Beach Precise Planning Board
Tuesday, July 21, 2015 @ 7 PM
Belmont Park Coaster Terrace – Community Room

Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Carole Havlat	Dennis Lynch	Brian McCarthy
Mike Meyer	Will Schussel	Gernot Trolf	Debbie Watkins
Jenine Whittecar			

Absent: Bob Craig; Tim Cruickshank; Bob Ondeck; John Ready; Mary Saska

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:15 PM.

- **Approval of Minutes** for June, 2015
Copies of the draft June 9, 2015 Minutes of Meeting were distributed and reviewed. There being no corrections, the Minutes were approved by unanimous consent as written.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the July 21, 2015 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
Chair Debbie Watkins gave the following update:

Former MB Elementary School Development Update Re: Second Population-based Park Workshop – Howard Greenstein, the Park and Rec Planner for Mission Beach, informed the Chair that the second workshop scheduled for August 18th at 5:30 PM to discuss the design and elements of the proposed park have been postponed. She reported that the developers and City responded to the strong opposition from the community for the proposed landscape buffer along Mission Boulevard and realized the second workshop would not be productive until the actual location for the proposed population-based park has been determined when the project comes before the City Council. Chair commented that this is good news for the community effort and that we must continue to voice our concerns through our responses to the Draft Master Environmental Impact Report.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Bruce Williams, Community Representative for Councilmember Lori Zapf, San Diego City Council District 2**

Bruce Williams distributed a *District 2 Update* July 2015 newsletter. He reported that volunteers placed door hangers on Mission Beach residences with suggestions to help reduce the fly problem.

OTHER

Possible Action Item:

- **Proposed San Diego Junior Lifeguard Foundation Headquarters at Belmont Park: Project Manager Byron Wear will present conceptual renderings of the proposed Junior Lifeguard Headquarters for recommendations and Letter of Support**

Present: Cory McClelland, President/CEO, San Diego Junior Lifeguard Foundation; Byron Wear, Project Manager, San Diego Junior Lifeguard Foundation; Greg Buchanan, San Diego Junior Lifeguard Foundation Board Member; Lifeguard Chief Rick Wurts, City of San Diego Fire-Rescue Department; James Murphy, Program Manager, San Diego Junior Lifeguards; Heather Worms, Registration/Lifeguard Instructor, San Diego Junior Lifeguards; Taal Safdie, Principal, Safdie Rabines Architects

Byron Wear pointed out this presentation is an Information Item and no vote or letter of support would be required at this time.

Cory McClelland gave a PowerPoint presentation of the Proposal for the “Aquatic Safety and Junior Lifeguard Center” and explained the programs and projects his organization supports. The proposed architectural renderings of the center were presented and discussed. The presentation included details about the site selection process, proposed locations and alternatives, planned uses for the center, key components of the proposed facility, and project approval process among other issues. Mr. McClelland noted that private funds will be used for the project with an estimated budget of \$12 M, and the center would be turned over to the City of San Diego to use year round, which would be open to the public for community meetings and observation.

Greg Buchanan and Byron Wear talked about planned uses for the Center, which would include the Junior Lifeguard Program, aquatic safety and recreation programs, public access to meeting rooms, a coastal observation tower, and cultural and historic display. The facility would also provide space for the police to store the contents of its trailers located in the Belmont Park south parking lot, which would open up public parking spaces. They pointed out that the program has outgrown its current location at the Santa Clara Rec Center and traffic concerns for participants walking across Mission Boulevard have become an issue. They noted the evaluation criteria considered for possible locations included (1) traffic (2) location proximity to the ocean and bay (3) residential/beach area impact (4) safety for program participants – drop off and pick up and (5) community access to the facility. Mr. Wear commented that the proposed facility adheres to Proposition G in that Mission Beach Park, which is owned by the City of San Diego, be restricted to certain uses, in particular “Public park and recreation uses such as grass, picnic areas, public open space, public parking, public recreation and meeting facilities.”

Presenters discussed the pros and cons of the proposed locations. It was pointed out their preferred site is Belmont Park south, south of the public restroom, slightly east of the boardwalk; alternative sites included Bonita Cove – West (space issue), Bonita Cove – East (distance issue), South Mission Beach (coastal view issue), and current Santa Clara Point location (traffic congestion, parking and physical constraints issues). They noted traffic and environmental studies would be conducted.

Lifeguard Chief Rick Wurts talked about the popularity of the Junior Lifeguard Foundation program and activities for kids and the benefits of the program.

Many current and former participants in the Junior Lifeguard Program and their parents were present and were given the opportunity to comment on their experience with the program. They all expressed support of the project at the Belmont Park location. They pointed out that walking across Mission Boulevard from the bay side to the ocean side for the large contingent of junior lifeguard participants was a problem at the Santa Clara Rec Center location as well as drop off and pick up. They noted walking across Mission Boulevard would be a problem at the Bonita Cove locations as well.

Board members expressed concerns about the need for additional parking at the Belmont Park location and the drop-off and pick-up scenario, the number of full time employees expected to be hired (lifeguards and Park and Rec employees), where said employees would park and whether carpooling for employees had been considered. Other concerns expressed at the Belmont Park location included changing ingress and egress from the south parking lot, the size of the facility (glass in middle of facility could be removed), staffing for the facility when the Jr. Lifeguard Program is not operating (e.g., staffed by City employees?), and the impact of building a large 30-foot facility at this location, which would eliminate the grassy area at this park site.

Action Item:

- **Belmont Park Proposed Conceptual Plunge Building Plan: Dan Hayden, Director of Engineering-Pacifica Enterprises, Inc., will present conceptual renderings of the proposed Plunge Building plan for a letter of support**

Dan Hayden explained that Pacifica's main goal is to get the plunge up and running and that it is obligated under the lease to do repairs to rehabilitate the building. He noted that Pacifica will be meeting with the California Coastal Commission in the next couple of weeks. He pointed out the pool has an historical designation and its restoration is guided by that historical designation but the building that houses the pool is not historical. He noted he is working with the City's historical preservation division to replace the historical tiles and pedestal that were removed from the pool.

Dan reported that inspection of the building indicated that it is in need of major structural repairs and that the humid and heavy chlorinated environment has contributed to the deterioration of the steel and drywall. He noted that construction of the Plunge building must take place outside the summer moratorium window but work on the pool inside can be done. He anticipates the pool will reopen within 18 months after construction begins.

Dan presented the proposed conceptual rendering for the Plunge building for consideration. He pointed out the walls will be made of aluminum and panels of polycarbonate and glass, which is inherently stronger and will not corrode. He also talked about the advantage of having an open air retractable roof that would help to regulate the ambient air temperature with the water temperature of the pool. He commented that the roof design would mitigate the humidity problem and provide natural ventilation. He noted the new Plunge building would have the same footprint and height as the current building and the Wyland mural will be recreated on glass panels and backlit.

He reported that Pacifica is partnering with "FIT" Athletic Club, a company that has locations in downtown San Diego near Petco Park, Solana Beach, and Carmel Mountain, and has experience operating a municipal pool that they also lease from the City of San Diego. In addition, Dan commented that there are plans for an outdoor roof top gym and new locker room facilities. He

stated the cost to build the Plunge building is over and above the \$5.2 million and the difference in the expense of construction will be incurred by Pacifica.

Dan asked the Board for a letter of support of the conceptual renderings of the proposed Plunge Building plan to the California Coastal Commission.

Chair Watkins asked whether the new Plunge Building would be able to locate the AT&T cell tower antennas on the roof as approved for that building. Dan pointed out siting of the antennas on the roof of the building will remain the same. After further discussion, the following motion was duly made:

Motion 1 was made by Peggy Bradshaw and seconded by Brian McCarthy TO AUTHORIZE the Chair to write a letter of support of the proposed conceptual renderings of the new Plunge Building plan to the California Coastal Commission as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Information Item:

- **Proposed Conditional Use Permits for Fraternities, Sororities, & Dormitories in Mission Beach: Gary Wonacott, VP, Mission Beach Town Council, will present this issue for recommendations and suggestions**

Gary Wonacott gave a PowerPoint presentation on “Proposed Conditional Use Permits for Fraternities, Sororities & Dormitories in Mission Beach.” He noted that the Mission Beach Town Council (MBTC) recently passed a resolution regarding excessive party noise primarily from University of San Diego (USD) fraternities and sororities renting houses in Mission Beach during the school year and would like support from the Mission Beach Precise Planning Board in its effort to require Conditional Use Permits for owners renting to these students.

He reported that representatives from the MBTC have had several meetings with USD administration, SDPD, USD Security, and representatives from Councilmember Lori Zapf’s office wherein Mission Beach residents expressed frustration at student behavior over the past several decades. Gary pointed out that USD does not provide for on or off campus fraternity or sorority houses and that Mission Beach is identified by students as “USD West.”

He relayed that USD administration continues to push the excessive noise and behavior problems back to the community. At one meeting in March 2015, USD student leaders were present and the Mission Beach residents and SDPD explained that having USD students as neighbors has substantially reduced the quality of life – like living in the back halls, binge drinking, girls screaming in the alleys at 2 AM for no apparent reason. It was pointed out the SDPD respond to these party complaints at City expense. He noted there has been some success in CAPPING problematic rental units but the behavior continues and has not slowed down.

Gary commented that USD administration refuses to require fraternity and sorority members to provide local address so there is no accountability to track where students live. He noted that accountability is the key issue and requiring Conditional Use Permits for these rental units is a step in that direction. He pointed out the MBTC will meet with student when school starts to discuss this excessive noise and behavior issue.

Chair Watkins volunteered to work with the Gary Wonacott and the MBTC to research and help determine whether Conditional Use Permits can be used as a tool to modify and stop excessive noise and behavior from USD students renting in Mission Beach and bring accountability to those who rent to student fraternities and sororities.

BUILDING PLAN REVIEWS

ACTION ITEM

- **Bayside Map Waiver – 2719 Bayside Walk; Project No. 377062: (Process 3) CDP and Tentative Map Waiver to create 3 residential condominium units on a 0.10 acre lot**

Present: Cole Stafford, Staff Engineer, Omega Engineering Consultants, Inc.; Andrew Kahn, Omega Engineering Consultants, Inc.; Property Owner – Dr. Bills

Staff Engineers Cole Stafford and Andrew Kahn presented the site plan for the map waiver to convert three (3) residential units to condominiums at this 5,276 sq. ft. triplex with rooftop deck and six (6) enclosed parking spaces.

Plan Reviewer Dennis Lynch reviewed the plans for the Board. Plan Reviewer Lynch pointed out that there is a question whether the structure exceeds the 30-foot Coastal height limit at the southwest corner of the structure. He noted that neighboring property owners expressed this concern.

After further discussion, Plan Reviewer Lynch made the following motion:

Motion 2 was made by Dennis Lynch and seconded by Peggy Bradshaw TO CONDITIONALLY APPROVE the 2719 Bayside Map Waiver contingent upon the City checking to make sure the structure does not exceed the 30-foot Coastal height limit.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

ACTION ITEM:

- **Luther Residence – 833 Ostend Court; Project No. 413989: (Process 3) CDP for a 497 sq. ft. addition and to convert the second story of an existing 2-story single family residence to a 1,515 sq. ft. second unit on a 0.057 acre site**

Present: James Ellison, Architect; Property Owner – Bill Luther

Architect Ellison presented the building plans.

Plan Reviewer Mike Meyer reviewed the building plans for the Board. He noted there were no issues with the project. After further discussion, the following motion was duly made:

Motion 3 was made by Mike Meyer and seconded by Peggy Bradshaw TO APPROVE the project at 833 Ostend Court as presented.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Board Communications

Action Item:

- **Response Letter of Comments Re: Draft Master Environmental Impact Report (DMEIR) for the former Mission Beach Elementary School Development Project due August 10, 2015**

Chair Watkins asked the Board for a Motion to authorize the Chair and Plan Reviewer Dennis Lynch to prepare and sign the Response Letter of Comments to the DMEIR for the Mission Beach Precise Planning Board. She noted that a draft of the Response Letter will be sent to Board Members for their review and approval prior to filing the document with the City on August 10, 2015.

After discussion, the following motion was duly made:

Motion 4 was made by Peggy Bradshaw and seconded by Gernot Trolf TO AUTHORIZE Chair Debbie Watkins and Plan Reviewer Dennis Lynch to prepare and sign the Response Letter of Comments to the DMEIR for the Mission Beach Precise Planning Board as discussed above.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

There being no further business, Chair Debbie Watkins noted Agenda Items need to be submitted to the Chair **10 days PRIOR** to the scheduled Board meeting. She noted that the Board is dark in August and the **next meeting will be held on Tuesday, September 15, 2015, at 7 PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 5 was made by Peggy Bradshaw and seconded by Gernot Trolf TO ADJOURN the meeting at 9:30 PM.

VOTE For: 8 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary