



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 3, 2013 REPORT NO. PC-13-140

ATTENTION: Planning Commission
Agenda of December 12, 2013

SUBJECT: Initiation of an Amendment to the Mission Beach Precise Plan and Local Coastal Plan to redesignate a 2.23 acre property located at 818 and 825 Santa Barbara Place from School to Multifamily Residential at 36 dwelling units per acre. Project No. 345142

OWNER/
APPLICANT MB 9 Owner, LLC. See Attachment 1, Ownership Disclosure Statement.

SUMMARY

Issue - Should the Planning Commission INITIATE an amendment to the General Plan and the Mission Beach Precise Plan to re-designate a 2.23 acre site from School to Multifamily Residential at 36 dwelling units per acre?

Staff Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation –The Mission Beach Precise Planning Group convened on July 16, 2013 and had a failed vote of 5-2-5 (5 abstaining) to select a concept preference for approval of the proposed redevelopment to the Mission Beach Elementary School with residential uses. (A simple majority of 7 positive votes is required to carry a motion.) At that time the Planning Group asked for park land to be included in the concept. On November 19, 2013 the Mission Beach Precise Planning Group heard as an information item the Precise Plan Amendment request. No vote was taken. (Attachment 2).

Other Recommendation(s) – None.

Environmental Impact - If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs will be paid by the applicant.



Code Enforcement Impact – None.

Housing Impact – None with this action.

BACKGROUND

The subject property is a 2.23-acre site located at 818 and 825 Santa Barbara Place in the central portion of the Mission Beach Precise Planning Area (Attachments 3, Project Location Map, and 4, Aerial Map). The site is located east of Mission Boulevard and between Mission Bay to the east and the Pacific Ocean to the west.

The property is currently developed with an elementary school which was closed in 1973. For the past 40 years the subject parcels have not been in use as a public school. On January 22, 2013 the San Diego Unified School District Board of Education adopted a Resolution and named the site as excess land, and subsequently offered it for sale to other public agencies. The City of San Diego enquired about the property as potential future park use for the Mission Beach community but lacked sufficient funds to acquire it. Following this, the parcels were listed for sale and MB 9 Owner, LLC was the highest bidder for the site on May 14, 2013.

The land uses surrounding the site are multi-family. The Mission Beach Precise Plan designates the areas surrounding the site as multi-family at 36 DU/AC. (Attachment 7, Precise Plan Land Use Map).

The proposed amendment would redesignate the Mission Beach Precise Plan site to multi-family use at 36 dwelling units per acre, re-establish the traditional grid pattern across the site and eliminate the School Element from the Precise Plan. The amendment would also include identification of a population-based park on site and discuss the dedication of the land to the city. More analysis is needed to develop the long term maintenance options for the park.

On November 19, 2013 the Mission Beach Precise Planning Group heard as an information item the Precise Plan Amendment request. No vote was taken. The discussion included a request for restoration of alley, sidewalk and block configuration, no Planned Development, adherence to the existing Planned Development Ordinance and Precise Plan, include park land on site, possibly preserving one of the currently used school buildings, and also provide a public benefit.

If initiated, staff would concurrently process the Precise Plan and Local Coastal Program amendment, any subsequent application for development and the implementing permits. There are currently no other Precise Plan amendments proposed in the Mission Beach Precise Plan area and the Precise Plan is currently not undergoing an update.

DISCUSSION

The City is one of only a few jurisdictions that require some plan amendments to go through a preliminary step called an "initiation". An initiation is the first point of consideration by a

decision maker (in most cases it's the Planning Commission, but may be staff or the City Council). It is a limited decision and is neither an approval nor denial of the plan amendment and accompanying development proposal. The proposed amendment may result in revisions to the Precise Plan, but would not necessitate text or mapping changes to the General Plan. A staff recommendation will be developed once the project has been fully analyzed. The staff recommendation of approval or denial for the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning, Neighborhood & Economic Development Department believes that all the following initiation criteria could be met.

a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The General Plan discusses several policies regarding residential design. A few of the pertinent policies are listed below:

1) UD-B.1 Recognize that the quality of a neighborhood is linked to the overall quality of the built environment. Projects should not be viewed singularly, but viewed as part of the larger neighborhood or community plan area in which they are located for design continuity and compatibility. (Page UD-17)

2) Achieve a mix of housing types within single developments. (UD.B.2, page UD-17)

3) UD-C.8 Retrofit existing large-scale development patterns, such as "superblocks" or "campus-style" developments, to provide more and improved linkages among uses in the superblock, neighboring developments, and the public street system. (Page UD-25) The re-designation of the land from School to Multifamily Residential conforms to many of the goals and policies of the Mission Beach Precise Plan. Several applicable goals from the Residential Element are as follows:

a) Promote the development of a variety of housing types and styles in Mission Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone.

b) Create safe and pleasant pedestrian linkages between residential neighborhoods and commercial areas and community facilities, such as schools, parks and the library.

c) Implement design standards for multi- and single-family development to ensure that properties reflect the scale and character of the established neighborhood.

d) To the greatest extent possible, maintain or reduce present density standards, traffic patterns and street configurations.

The applicant has shared with staff a few concept drawings that would reinstate the underlying paper alleys and sidewalks on site that would reconnect the proposed project to the existing urban fabric in Mission Beach. Staff supports this direction. The most recent concept drawings have shown approximately one-half parcel, or roughly estimated 1,500 square feet of a pocket

park. While this is a start at providing population-based park requirements on site, based on the concept drawing, staff anticipates recommending a 0.35 acre, or 15,250 square feet, of population-based park land to fulfill the population-based park requirements on site. The calculations to derive this recommendation are based on SANDAG 2012 Demographic and Socio Economic Estimates for the Mission Beach Community, and the General Plan standard of 2.8 acres of population-based park land per one thousand population. The calculation is based on the proposal of 66 dwelling units multiplied by the SANDAG person-per-household density factor of 1.88 for Mission Beach, to equal a population of 124 for the proposed project, which would require 0.35 acres of park land to meet the General Plan standard.

Further analysis will be necessary to fully determine if the proposed amendment is consistent with the General Plan and Mission Beach Precise Plan. In general, however, it appears that the amendment and any subsequent project proposal could be consistent with the goals and policies of the plans. Future analysis would look at how the underlying paper sidewalks and alleys could be extended across the site for full interface with the community. Any subsequent plan amendment could incorporate design guidelines to ensure compatibility between existing structures, new structures and the existing multi-family neighborhood. The site is currently designated for a School and is surrounded to the east, west, north and south by multi-family at 36 dwelling units per acre. These goals as well as others in the Mission Beach Precise Plan would be evaluated and used in staff analysis of the proposed project.

b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

In order to meet the initiation criteria related to public benefit, staff recommends that the proposed amendment include provision of a population-based park on site. Additional public benefits that should be investigated include a possible park maintenance agreement, and on-site affordable housing. It is also anticipated that sustainable design features will be a part of the subsequent project. While the community has recreational opportunities as a result of its location next to Mission Bay and the Pacific Ocean, local community members must share these regional resources with numerous annual visitors to this ocean community. A neighborhood pocket park would provide for a gathering place for the Mission Beach residents.

The community plan amendment initiation would consider development of multi-family residential that is consistent and compatible with the surrounding multi-family residential development. If initiated, the opportunity for the project to provide a public benefit would be analyzed.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The General Plan establishes standards for population-based park land. Based on the current population, the Mission Beach community should ideally have approximately 13 acres of park

land, of which it has none. If the proposed project provided a park on site, the needs of the new residents would be accommodated.

Library, Fire and Police services are currently in place and are provided by the City of San Diego. Police services in Mission Beach are provided by the Northern Division located approximately 18 miles from the site (20 minutes), at 4275 Eastgate Mall. Fire protection services would be provided by Fire Station 21, located approximately 5 miles from the site (6 minutes), at 750 Grand Avenue. If initiated, any impacts to public facilities would be analyzed during review of the proposed amendment to ensure that facility needs generated by this proposal would be addressed.

GENERAL/COMMUNITY PLAN AMENDMENT REVIEW ISSUES

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified through the course of the amendment process, will be analyzed and evaluated through the General/Community Plan amendment review process.

- Evaluate compatibility between the proposed Precise Plan Amendment, the City's General Plan and Local Coastal Program.
- Analyze the comparison of current and proposed land uses for the subject site;
- Determine the appropriate land use intensity, designation and zone for the site;
- Evaluate the potential traffic impacts to the proposed project;
- Evaluate urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation and the location of community park land;
- Evaluate the impacts of architectural design, character on the surrounding neighborhood;
- Evaluate impacts on the community and bicycle circulation system to determine if any circulation improvements would be necessary;
- Evaluate impacts to housing availability and affordability;
- Evaluate the impacts to population-based park and open space resources;
- Evaluate the ability of the project to maintain and/or contribute to the area's environmental quality;
- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new multi-family residential development;
- Evaluate the relationship of the site to transit;

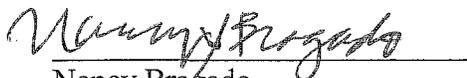
- Evaluate the ability of the project to provide a public benefit on site;
- Evaluate the ability of the project to reduce parking ratios in order to encourage transit ridership and reduce impacts to greenhouse gas emissions;
- Evaluate the ability of the project to provide sustainable building features through recycling spent building materials as well as utilization of energy efficient building components;
- Evaluate the ability for the project to provide additional recreational amenities as part of the development proposal;
- Evaluate the impacts to all public facilities and services.

CONCLUSION

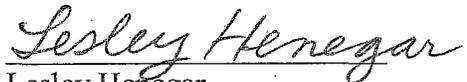
Staff recommends that the amendment process be initiated to study the issues and impacts related to the proposed land use change from School to Multifamily Residential at 36 DU/AC with a population-based neighborhood pocket park on site.

By initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment or project.

Respectfully submitted,



Nancy Bragado
Deputy Director
Planning, Neighborhoods &
Economic Development Department



Lesley Henegar
Senior Planner
Planning, Neighborhoods &
Economic Development
Department

BRAGADO/HENEGAR/lh

Attachments:

1. Ownership Disclosure Statement
2. Mission Beach Precise Planning Group Minutes
3. Project Location Map
4. Project Aerial Map
5. Main site photographs
6. Mission Beach Precise Plan Land Use Map



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: CPA/PPA Mission Beach Project No. For City Use Only

Project Address:
 818 and 825 Santa Barbara Place, San Diego, CA 92109

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title:

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation [] Limited Liability -or- [] General) What State? DE Corporate Identification No. [] Partnership []

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached [] Yes [X] No

Corporate/Partnership Name (type or print): San Diego Unified School District -- (Seller of Property)
[] Owner [X] Tenant/Lessee
Street Address: 4100 Normal Street
City/State/Zip: San Diego, CA 92109
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): (to be obtained prior to hearing)
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print): MB 9 Owner, LLC -- (Buyer of Property)
[] Owner [X] Tenant/Lessee
Street Address: 5580 La Jolla Blvd. #407
City/State/Zip: La Jolla, CA 92037
Phone No: Fax No: (858)353-2397
Name of Corporate Officer/Partner (type or print):
Title (type or print): Vice President Diego Rico
Signature: Date: 10/24/13

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

**Mission Beach Precise Planning Board
Agenda: July 16, 2013 @ 7:00 PM
Belmont Park Community Room**

Opening Functions

- Call to Order
- Approval of Minutes for June, 2013

Administrative Items

- Revisions to Agenda
- Chair's Report
- Secretary's Report

Public Comment (limited to 3 minutes per speaker)

Reports from Government Officials

Other

Action Item:

- **Principals of McKellar Ashbrook LLC – Update regarding development plans for Mission Beach Elementary School Property; Vote to approve proposed “conceptual development plans” presented for consideration**

Building Plan Review

Action Item:

- **Project No. 321731 – Ostend Court Duplexes Extension of Time (EOT) for Coastal Development Permit to demolish existing structures and construct four (4) residential units on 0.11 acre site at 3677-3681 Mission Boulevard**

Board Communications

Information Item:

- **Ad-hoc Subcommittee Update regarding development plans for Mission Beach Elementary School property**

- **Mission Boulevard Maintenance Assessment District (MBMAD) Ad-hoc Subcommittee Update**

Adjournment

Our next meeting will be held on **Tuesday, September 17, 2013** beginning at **7:00 PM** in the Belmont Park Community Room. Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board meeting. Contact Chair Debbie Watkins at 858-344-1684 to request items for the agenda. The Board is dark in August and December.

**Mission Beach Precise Planning Board
Tuesday, July 16, 2013
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Tim Cruickshank	Carole Havlat	Dennis Lynch
Mike Meyer	Carlton Nettleton	Robert Ondeck	John Ready
Mary Saska	Gernot Trolf	John Vallas	Mary Willmont
Debbie Watkins			

Absent: None.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:00 p.m.

- **Approval of Minutes** for June, 2013
Copies of the draft of the June 18, 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 July 16, 2013 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:

(1) **Capital Improvement Projects** – Last year, the Mayor invited the public to participate in developing the Capital Improvement Program (CIP) through recognized community planning groups, and once again this year, the public is encouraged to suggest projects for FY 2015 (July 2014 – July 2015). Since the Board is dark in August, the Board will conduct a public outreach session for the community at its September 17, 2013 Meeting to discuss project recommendations from the community and vote on proposed projects that will be submitted to the City. Chair Watkins will attend the Mission Beach Town Council Meeting in September and work with Town Council President Scott Morrison to get the information out to Town Council members.

(2) **Project Updates** – Project No. 314837 San Juan Map Waiver and Project No. 308659 Pike Residence at 3470 Bayside Walk will be heard before the Development Services Department Hearing Officer on July 17, 2013. Since the Board's concerns were corrected on both projects prior to the scheduled hearing, the Board will not be opposing these projects and therefore, will not be attending the hearing.

(3) **Bylaws Update** – Chair Watkins and Dennis Lynch will be attending the City Council's Land Use and Housing ("LU&H) Subcommittee meeting on July 17, 2013 at 2 p.m. where the Board's draft Bylaws will be considered for approval and submission later to the full City Council for final approval. The Board is going before the LU&H subcommittee because several amendments deviate from the boiler plate Council Policy 600-24 of 2007. Some of these amendments were contained in the Board's Bylaws since the 90's before the implementation of

Council Policy 600-24, and were not integrated into the new Bylaws at that time. This will be the Board's first set of Bylaws since the implementation of the Council Policy.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)
None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Ian Clampett** (Community Representative - Office of Councilmember Kevin Faulconer)
Mr. Clampett reported the Oversized Vehicle Ordinance was approved by the City Council for City-wide rollout and will proceed to the California Coastal Commission in October for its review and approval. He stated Councilmember Faulconer is working with the City Council to focus on setting money aside for a police recruitment and retention program.

OTHER

Action Item:

- **Principals of McKellar-Ashbrook LLC – Update regarding development plans for Mission Beach Elementary School Property; Vote to approve proposed “conceptual development plans” presented for consideration**

Presenters: Principals Chris McKellar, Tim McGowan and Jeff Johnson; Chris Barlow, Project Director for Architect Robert Hidey

Chris McKellar introduced Chris Barlow, Project Director for Architect Hidey. Mr. Barlow presented two Plans for consideration: **Plan A** consisted of a rendition of the development scheme following the current subdivision map for the parcel of land, which would meet the requirements of the Mission Beach Planned District Ordinance (“PDO”); and **Plan B** consisted of a deviation from the subdivision map taking into consideration concerns expressed by the Board and the community regarding density, diversity of dwelling units, parking, ingress and egress, and open space.

Mr. Barlow pointed out their goal is to retain the character of the beach community by building dwellings that would appeal to families and offer a new standard of quality. Their plan is to remove parking from the alleys and construct a subterranean parking garage.

Board members were given an opportunity to comment or ask questions. Mr. Barlow stated the principals are desirous of following the PDO protections regarding wind flow, sunlight, view corridors, angles, parking, and setbacks.

The public in attendance were given an opportunity to comment. Mr. Barlow noted they are well aware of the density issues and are open to incorporating a mini-park or community garden into the property site. They will try to do whatever is possible to preserve the old large Ficus tree and Monterey Cypress on the property.

The public were invited to take a “straw vote” on which plan they preferred. The result of the first vote was that they did not want any development to take place and preferred a community park and safety center. When asked again to vote, the majority voted on **Plan B** as their preference.

After discussing the voting process by which the Board would vote on their preference for Plan A or Plan B, it was agreed that each plan would be voted on separately. As a result, the following motion was duly made:

Motion 1 was made by Carlton Nettleton and seconded by Dennis Lynch to APPROVE Plan A “conceptual development plans” for the Mission Beach Elementary School Property.

VOTE For: 2 Against: 6 Abstain: 4

Motion does not pass.

Upon further discussion, the following motion was duly made:

Motion 2 was made by Gernot Trof and seconded by Mike Meyer to APPROVE Plan B “conceptual development plans” for the Mission Beach Elementary School Property.

VOTE For: 5 Against: 2 Abstain: 5

Motion passes. [Abstain: T. Cruickshank; Mary Willmont; Peggy Bradshaw; Robert Ondeck; John Vallas]

BUILDING PLAN REVIEW

ACTION ITEM:

- **Project No. 321731 – Ostend Court Duplexes Extension of Time (EOT) for Coastal Development Permit to demolish existing structures and construct four (4) residential units on 0.11 acre site at 3677-3681 Mission Boulevard**

Presenter: Architect Ricardo Torres of Golba Architecture and he represented the Owner, David Lessnick.

Architect Torres requested the Board approve a 3-year Extension of Time for this project and pointed out the revised plans conform to the requirements of the new PDO.

Plan Reviewer Dennis Lynch reviewed the plans on behalf of the Board for compliance with the newly revised Planned District Ordinance, effective August 9, 2012. Mr. Lynch stated the plans comply with the current PDO regarding tandem parking and overhangs are within the vertical setback. Plan Reviewer Mike Meyer also reviewed the plans on behalf of the Board and pointed out that under the revised PDO, trees must be within 4-5 feet of the structure.

After further discussion, the following motion was duly made:

Motion 3 was made by Peggy Bradshaw and seconded by Mike Meyer to APPROVE the three-year extension of time for the Coastal Development Permit to demolish existing structures and construct four residential units at 3677-3681 Mission Boulevard known as *Ostend Court Duplexes*, with the caveat that trees must be 4-5 feet of the structure.

VOTE For: 12 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

Information Items:

- **Ad-hoc Subcommittee Update regarding development plans for Mission Beach Elementary School property**

Presenter: Ad-hoc Subcommittee Chair, Debbie Watkins

Ad-hoc Subcommittee Members: Debbie Watkins, Mike Meyer, Mary Saska,
Tim Cruickshank and Gernot Trolf

The Ad-hoc Subcommittee, which was formed to consult with McKellar Ashbrook LLC regarding development plans for the Mission Beach Elementary School Property, met on July 9, 2013 with McKellar-Ashbrook Principals and Architects Hidey and Barlow. The Ad-hoc subcommittee's straw vote was in general agreement with Plan B. The ad-hoc subcommittee was assured the principals want to work with the Board to follow requirements of the PDO with this development concept.

- **Mission Boulevard Maintenance Assessment District (MBMAD) Ad-hoc Subcommittee Update**

Presenter: MBMAD Ad-hoc Subcommittee Chair, John Vallas

Mr. Vallas reported the Newsletter and Ballot were submitted to Park and Recreation for review and printing/mailing to property-owners of record.

ADJOURNMENT

Motion 4 was made by Gernot Trolf and seconded by Peggy Bradshaw to ADJOURN the meeting.

VOTE

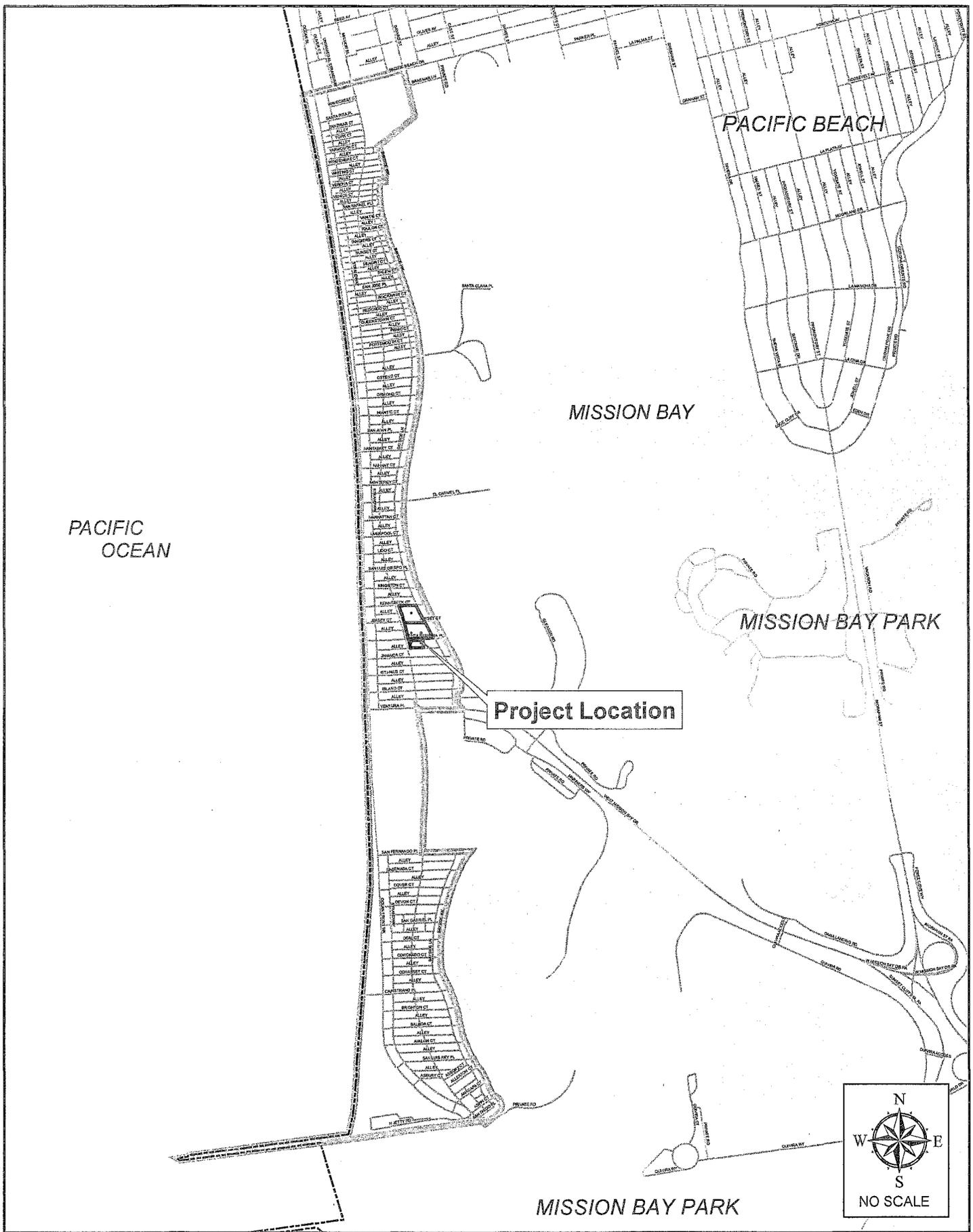
For: 12

Against: 0

Abstain: 0

Motion passes.

Submitted by:
Debbie Watkins, Secretary



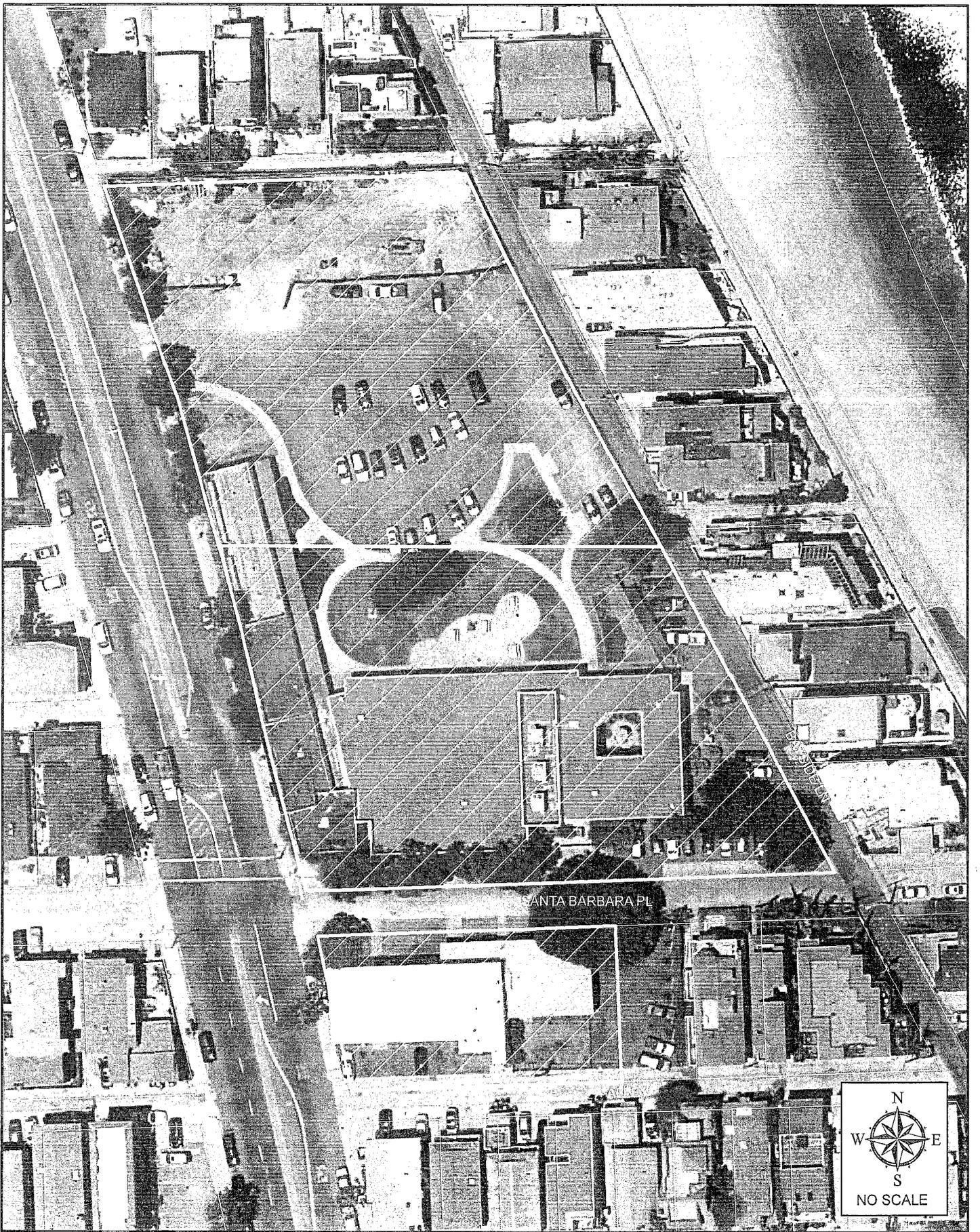
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Mission Beach Precise Plan - Location Map

CITY OF SAN DIEGO • Planning, Neighborhoods & Economic Development Department

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Mission Beach Precise Plan - Aerial Map

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