

**Mission Beach Precise Planning Board
Tuesday, January 18, 2011
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

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|---------------|----------------|---------------|------------|
| Carole Havlat | Dave Lombardi | Dennis Lynch | Mary Saska |
| Gernot Trolf | Debbie Watkins | Mary Willmont | |

Absent:

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| Peggy Bradshaw | Ron Oliver | Robert Ondeck |
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OPENING FUNCTIONS

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

- **Approval of Minutes** for November, 2010
Copies of the draft of the November 16, 2010 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written. The Board is dark in December.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the January 18, 2011 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**
Chair Debbie Watkins informed the Board of the following matters:
 1. City Planning & Community Investment Department invites planning group members to attend an Introductory Training Session to learn how Neighborhood Code Compliance Division enforces planning and zoning regulations, building codes, substandard housing, illegal grading, encroachments, noise, graffiti, and vacant buildings. WHEN: Thursday, January 27th from 6-8 p.m. at the Metropolitan Operation Ctr., Kearny Mesa. RSVP by January 25.
 2. Shoreline Corporate Sponsorship – Planning group Chairs or their representatives are invited to meet with Councilmember Faulconer on January 26th from 2-3 p.m. on the third floor to learn more about this program. Gernot Trolf and Mary Willmont volunteered to represent the Board at this meeting.
 3. Letter was sent to Soundwave from MBPPB supporting the expansion of the liquor license to the 400 sq. ft deck on SW corner of Soundwave in accordance with images and plans presented at the November 16th Board Meeting.
- **Secretary's Report**
None.

PUBLIC COMMENT

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
Ms. Curtis asked the Board if they had any questions. Board members asked the status of the Belmont Park Lease with the City and whether a back-up plan is being considered. Ms. Curtis stated that renegotiations are taking place between lawyers in the Real Estate Department of the Mayor's office and the Belmont Park Leaseholder.

OTHER

Information Items:

- **Sewer & Water Main Replacement Project in Mission Beach**
Clemens Wassenberg, Supervising Engineer and Steve Lindsay, Senior Civil Engineer of the Field Engineering Division – Engineering and Capital Projects with the City of San Diego were present.

Messrs. Wassenberg and Lindsay apprised the Board that this project entails replacing all aging and deteriorating sewer mains and all cast iron water mains. The replacement will eliminate future sewer main stoppages, sewage spills, and water main breaks. In addition, the project will bring existing sewer and water mains up to current City standards by increasing the pipe diameter to at least eight inches. Construction will begin in February 2011 in three phases: Phase 1 – Alley between Isthmus Court and Island Court; Phase 2 – Alley between Nahant Court and Monterey Court; and Phase 3 – Alley between Pismo Court and Portsmouth Court. Construction will take approximately 167-169 working days to complete. These alleys will be closed to traffic during construction.

Board members were concerned about parking for residents along these alleys during construction and asked Messrs. Wassenberg and Lindsay to look into utilizing the parking lot at the empty school at Santa Barbara. Contractors will notify residents at least five (5) days in advance to let them know when their water will be turned off and other arrangements during construction.

- **Mission Boulevard Maintenance Assessment District Street Tree Replacement Pilot Project** (conversion of empty tree wells from Melaleuca to Washingtonia Robusta Palm)
Chair Watkins apprised the Board that the Community Forest Advisory Board (CFAB) Meetings scheduled for December and January were cancelled. As a result, Andy Field, Assistant Deputy Director MAD (Park and Recreation) spoke with the Chair of the CFAB, and it was determined that because no new tree species were being introduced to the parkway, the tree replacement pilot project can proceed along Mission Boulevard without going before the CFAB at this time.

Action Item:

- **Mission Boulevard Maintenance Assessment District (MAD) FY 2012 Budget Approval**
Andy Field, Assistant Deputy Director MAD (Park and Recreation) and Tim Rogers, Grounds Maintenance Manager (Park and Recreation) were present.

Mr. Field presented the draft Budget for FY 2012 (07-01-11 to 06-30-12) at the November 16, 2010 Board Meeting for review and comments. The timeline for community approval of the budget is February 1, 2011, and Mr. Field asked that this item be placed on the Board's January 18th, 2011 Agenda for action.

At this meeting, Mr. Field distributed copies of the draft Budget for FY 2012 for the Board to review. He explained that annual assessments are collected from homeowners and businesses for the Mission Boulevard MAD, which funds the maintenance of trees and planter boxes along Mission Boulevard between Pacific Beach Drive and the Mission Beach jetty (near San Diego Place), and within the 800 block of West Mission Bay Drive. The assessment rate for 2012 was not changed. The summary includes District Year End Operating Reserves and Target Reserves.

Mr. Field asked that a vote to approve the Budget be considered. After further discussion, a motion was duly made as follows:

Motion 1 was made by Gernot Trolf and seconded by Mary Willmont TO APPROVE the FY 2012 (07-01-11 to 06-30-12) Budget of the Mission Boulevard Maintenance Assessment District as presented.

VOTE For: 6 Against: 0 Abstain: 0

Motion passes.

BUILDING PLAN REVIEWS

None.

BOARD COMMUNICATIONS

Information Items:

- **March Election Update**

Chair Watkins informed the Board that an election flyer has been posted at the Belmont Community Room and will be advertised in the Beach and Bay Press through February 4, 2011 to attract interested candidates from the community to participate in the March election process to sit on the Board. She pointed out that four Board members are up for re-election: Mary Willmont in Area 1; Bob Ondeck in Area 3; Mary Saska in Area 4; and Dave Lombardi in Area 5. In addition, the Board has five vacancies as follows: Area 2 – 3 vacancies; Area 4 – 1 vacancy; and Area 5 – 1 vacancy. The appointment of an Election Secretary will take place at the February 15, 2011 Board meeting.

- **PDO Update**

Chair Watkins told the Board that Dan Joyce submitted the MB PDO to the Coastal (CC) Commission on December 3rd. The CC has 30 days to review and determine if the submittal is complete. After the 30 days, the CC has 90 days to act. If the CC doesn't act in 90 days, an extension is requested and allows up to one additional year. This is likely what will happen; however, Dan plans to meet with Deborah Lee this month to go over the proposal and let her know that for the most part, the changes clarify existing regulations with a few minor changes. By doing this, Dan hopes this may enable the CC to move forward within the 90-day period.

Any additions to the agenda need to be to the Chair 10 days PRIOR to the scheduled Board meeting.

ADJOURNMENT

Motion 2 was made and seconded to ADJOURN the meeting.

VOTE

For: 6

Against: 0

Abstain: 0

Meeting was adjourned at 8:15 p.m.

Completed by:
Debbie Watkins, Secretary