

**Mission Beach Precise Planning Board
Tuesday, February 18, 2014 @ 6 p.m.
Santa Clara Recreation Center
Minutes of Meeting**

Board Members Present:

Tim Cruickshank (late)	Carole Havlat (late)	Dennis Lynch	Mike Meyer
Robert Ondeck	John Ready	Mary Saska	Gernot Trolf
Debbie Watkins			

Absent: Peggy Bradshaw; Mary Willmont

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 6:10 p.m.

- **Approval of Minutes** for January, 2014
Copies of the draft of the January 21, 2014 Minutes of Meeting were distributed and reviewed.

Chair Watkins pointed out change of wording regarding the date and times of closures to Belmont Park's north lot and the Ventura turnaround during the Mission Beach Centennial Festival on September 27, 2014 for clarification. John Ready requested wording be added under "Reports from Government Officials" to include Ian Clampett's comment that he would call SDG&E regarding Mr. Ready's public comment concerning a second notice and deadline to respond related to the upcoming utilities undergrounding project in South Mission Beach.

After further discussion, the following motion was duly made to approve the January 21, 2014 Minutes of Meeting with above-mentioned changes:

Motion 1 was made by Mike Meyer and seconded by John Ready to APPROVE the January 21, 2014 Minutes of Meeting with changes discussed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [C. Havlat and T. Cruickshank absent for vote]

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the February 18, 2014 Agenda were distributed and reviewed. Chair Watkins requested an **Information Item** be added under "**Other**" to hear an update from Justin Lopez and Dan Hayden regarding Belmont Park.

Motion 2 was made by Debbie Watkins and seconded by John Ready to ADD the above-referenced Information Item to the February 18, 2014 Agenda.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [C. Havlat and T. Cruickshank absent for vote]

- **Chair's Report**
Chair Debbie Watkins apprised the Board of the following matters:

(1) AT&T Bonita Cove Cell Tower Update: The City Attorney's Office and the Real Estate Assets Department have agreed to the lease consent. The landlord/Pacifica Enterprises signed the lease last week and it was delivered to the City today for signature. Once the City signs it, they will release AT&T's building permit and AT&T can start construction.

(2) Open Board Seats: There are 9 open seats for Board members. An email was sent to Area 5 Board Member John Vallas on February 10, 2014 to let him know his seat in Area 5 has been declared vacant and will be open for nominations at the February Meeting because he missed four regular meetings of the Board in violation of the Board's Bylaws (May 21, 2013; October 15, 2013; November 19, 2013; and January 21, 2014). A copy was made available for review.

Chair announced the Board will consider nominations for that newly vacant seat with one-year left on the term. If anyone is interested in being considered an eligible candidate for the March 18th Election Meeting, please express your interest during the 3-minute public comment section.

(3) Mission Boulevard Maintenance Assessment District: With regard to the Revised Final Draft of the FY 2015 budget, the City made the revision the Board recommended on the line item for tree trimming services from \$18,000 to \$5,000. A copy was distributed.

(4) 833 Jamaica Duplex Project First Assessment Letter: A copy of the First Assessment Letter from the City Development Services regarding this project that the Board approved last month with the condition that the tree needs to be 4-5 feet from the building was made available for review.

- **Secretary's Report**
None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

Bob Craig, a long-time property owner who lives on Zanzibar Court, commented he would like to be considered as a nominee to run for Area 5 Representative on the Board. Chair Watkins pointed out Mr. Craig has met the requirements to be considered an eligible candidate.

REPORTS FROM GOVERNMENT OFFICIALS

None

OTHER

Information Item:

- **Principals of McKellar McGowan LLC** - Update regarding development plans for the Mission Beach Elementary School Property

Presenters: Chris McKellar and Tim McGowan

Mr. McKellar commented they are redoing site plans to go back to the grid system and follow the Planned District Ordinance. They will show plan concepts at the Board's March 18, 2014 Meeting. They are considering 5 building types mixed in the 2.23 acre site, which will include 63 units.

Board Member Gernot Trolf asked whether a community park was being considered. Messrs. McKellar and McGowan answered that they were considering a small pedestrian park. Chair Watkins stated the City is requesting a .35 acre population-based park. Chair pointed out the Board is in favor of a community park and is considering the area where the former kindergarten is located on Santa Barbara, with the hope to save the large Ficus tree to be incorporated in to the community park.

One of the residents asked the principals whether they would be conducting a neighborhood meeting in March. Mr. McGowan responded that several residents living near the school property have asked for a meeting, and stated a notice would be sent out to residents when a meeting date has been established.

- **Belmont Park Update** – Justin Lopez, Director of Operations at Eat Drink Sleep; Dan Hayden, Director of Engineering at Pacifica Enterprises

Dan Hayden reported the Plunge will undergo major renovations on the drywall and stucco for structural repairs. Dan noted the Wyland mural on the drywall will be removed. He stated he has been working with Artist Wyland to preserve the image on glass. Dan shared the prototype of the glass image, which can be illuminated to see and appreciate from many views through the windows.

Dan noted construction of the new community room on the north side of the park near Ventura is progressing and will be very spacious. He explained the Cannonball restaurant is expanding its roof deck to expand to the north side by converting office space. He noted Belmont Park will add a new California casual cuisine venue by the summer that will offer craft beers.

BUILDING PLAN REVIEW

None

BOARD COMMUNICATIONS

Action Items:

- **Nominations for Area Representatives for March 2014 Election**

Chair Watkins reported there are nine (9) vacancies. The open seats are as follows:

- **Area 1** (between San Diego Place and south side of Capistrano Place): 3-year term 2014-2017;
- **Area 2** (between north side of Capistrano Place and south side of West Mission Bay Drive & Ventura Place): 3-year term 2014-2017; 2-year term 2013-2016; 1-year term 2012-2015;
- **Area 3** (between north side of West Mission Bay Drive and south side of El Carmel Place): 3-year term 2014-2017;
- **Area 4** (between north side of El Carmel Place and south side of San Jose Place): 3-year term 2014-2017; 1-year term 2012-2015;
- **Area 5** (between north side of San Jose Place and south side of Pacific Beach Drive): 3-year term 2014-2017; 1-year term 2012-2015

Accordingly, Chair Watkins announced the following six (6) eligible candidates for Area Representative nominations to open seats on the Board to be included on the March 2014 Election Ballot:

Area II	Mike Meyer (Incumbent, Property Owner)	Term 2014-2017
Area II	Robert Ondeck (Incumbent, Resident)	Term 2012-2015
Area III	Jenine Whittaker (Property Owner)	Term 2014-2017
Area IV	Mary Saska (Incumbent, Business Owner)	Term 2014-2017
Area V	Bob Craig (Property Owner)	Term 2014-2017
Area V	Peggy Bradshaw (Incumbent, Property Owner)	Term 2012-2015

After further discussion, motions were made to approve the eligible candidates for Area Representative nominations for open seats as listed above.

Motion 3 as made by Carole Havlat and seconded by Gernot Trolf TO APPROVE the nomination of MIKE MEYER for the open seat in Area II as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Motion 4 was made by Mike Meyer and seconded by Gernot Trolf TO APPROVE the nomination of ROBERT ONDECK for the open seat in Area II as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Motion 5 was made by John Ready and seconded by Dennis Lynch TO APPROVE the nomination of JENINE WHITTAKER for the open seat in Area III as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Motion 6 was made by Mike Meyer and seconded by Gernot Trolf TO APPROVE the nomination of MARY SASKA for the open seat in Area IV as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Motion 7 was made by John Ready and seconded by Gernot Trolf TO APPROVE the nomination of BOB CRAIG for the open seat in Area V as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Motion 8 was made by Mike Meyer and seconded by Gernot Trolf TO APPROVE the nomination of PEGGY BRADSHAW for the open seat in Area V as listed above.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

- **March 2014 Election Ballot Design**

Chair Watkins distributed copies of the sample Election Ballot for review. After review and discussion, a motion was duly made as follows:

Motion 9 was made by Robert Ondeck and seconded by Gernot Trolf TO APPROVE the Sample Election Ballot for use at the March 2014 Election of Area Representatives.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

- **Nominate Election Secretary for March 2014 Election**

Chair Watkins explained the duties of the Election Secretary. Mary Saska volunteered. After discussion, a motion was made as follows:

Motion 10 was made by Gernot Trolf and seconded by Bob Ondeck to APPOINT Mary Saska as the ELECTION SECRETARY for the March 2014 Election.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

As a result of the above motions, the Election Secretary will prepare the Election Ballot of Area representatives for the March 18, 2014 Election.

Chair Watkins noted Agenda Items need to be submitted to the Chair 10 days PRIOR to the scheduled Board Meeting. She pointed out the next Board Meeting will be held on **March 18, 2014 at 6:00 p.m. at the Santa Clara Recreation Center.**

ADJOURNMENT

Motion 11 was made Robert Ondeck and seconded by Gernot Trolf to ADJOURN the meeting.

VOTE For: 7 Against: 0 Abstain: 0

Motion passes. [T. Cruickshank absent for vote]

Submitted by: Debbie Watkins, Secretary