

**Mission Beach Precise Planning Board  
Tuesday, July 17, 2012  
Belmont Park Community Room  
Minutes of Meeting**

**Board Members Present:**

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

**Absent:**

Nick Cantalupo

**OPENING FUNCTIONS**

**Meeting was called to order** by Chair Debbie Watkins at 7:05 p.m.

- **Approval of Minutes** for June, 2012  
Copies of the draft of the June 19, 2012 Minutes of Meeting were distributed and reviewed. The Minutes were approved by unanimous consent as written.

**Chair: Welcomes John Ready as the Area 5 Representative and makes introductions to Board Members.**

**ADMINISTRATIVE ITEMS**

- **Revisions to Agenda**  
Copies of the July 17, 2012 Agenda were distributed and reviewed. There were no additions to the Agenda.
- **Chair's Report**  
Chair Watkins reported the following:
  - (1) Letters. Pursuant to previous Board motions, Chair Watkins sent the letter of support of the Pacific Beach Park Project to the Pacific Beach Planning Group. Also, a letter and photographs were sent to the Deputy Director of Neighborhood Code Compliance regarding boats and trailers parked on the street and property at 803 Ormond Court. Copies of the letters were made available for review.
  - (2) AT&T Bonita Cove West 30-ft Clock Tower Wireless Communication Facility Update: Chair Watkins attended the Board's ongoing Appeal Hearing before the Planning Commission on July 12, 2012. Good news is that the issues with the Coastal Commission are resolved and it will schedule the project for a waiver hearing as soon as the lease is signed. A continuance was granted to September 20, 2012, so lease issues can be finalized at the Belmont Park location. Chair Watkins will attend the September 20<sup>th</sup> Planning Commission hearing.
  - (3) 2975 Ocean Front Walk Tentative Map Waiver Update – Chair Watkins pointed out the Board voted unanimously to deny the Tentative Map Waiver to convert apartments to condominiums because of PDO deviations that need to be corrected. As a result, she filed

an Appeal of The Hearing Officer's decision of July 11, 2012 to the Planning Commission for review on behalf of the Board. She will keep the Board apprised of the matter.

- (4) Monterey Cypress Tree at 726 Kingston Court – Andy Field, Assistant Deputy Director, Park and Recreation – Maintenance Assessment Districts, notified Chair Watkins that a decision was made by the Urban Forestry Board and the Street Division that because the tree belongs to the Street Division for maintenance and care, a final decision regarding the outcome of the tree will be made by the Street Division. And, this tree will not fall under the auspices of the Mission Boulevard Maintenance Assessment District (“MBMAD”).
- (5) MBMAD Tree Well No. 54 – Andy Field notified Chair Watkins last week that the Maleluca tree in Tree Well No. 54 at 3300 Mission Boulevard was vandalized during one of the busy weekends. The tree was broken in half (snapped into two pieces). It will be replaced with the Washingtonia Robusa pursuant to our established guidelines. Of the 191 tree wells, seven (7) will contain Washington Robusta.

- **Secretary's Report**

Secretary Watkins stated she will add new Board Member, John Ready, to the Board's Public and Private Rosters and submit these rosters to the Planning Department as required.

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

Gernot Trolf, Area 3 Representative, commented that he would like more stripes at crosswalks and stop signs located at El Carmel Place, San Jose Place, and San Rafael Place to enable pedestrians to cross safely.

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Ricardo Flores** (Community Representative - Office of Congresswoman Susan A. Davis)  
Mr. Flores handed out *The Davis Dispatch* July 2012 for review. He reported Congresswoman Davis supports the Affordable Care Act because it stresses responsibility. He pointed out the San Diego Unified School District and the City of San Diego have linked with the U.S. Department of Agriculture's Seamless Summer Feeding Option to bring lunches to San Diego kids at 69 locations, including city recreation centers, schools, and military bases. Mr. Flores noted the Legislative Spotlight section contains legislation supported by Congresswomen Davis. He reported Ms. Davis hosted a Grants Workshop for Health Care Organizations, a Home Buyer Workshop, and met with the Small Business Administration's San Diego Office to discuss issues affecting job growth and lending for small businesses.

- **Katherine Miles** (Community Representative - Office of Councilmember Kevin Faulconer)  
Ms. Miles reported that before the August recess, the FY 2013 budget was passed with structurally sound revenues in line with expenditures. Hours will increase at libraries and recreational centers. The Fire Academy will start again since closing in 2009, and three (3) relief lifeguards will be added. In addition, a \$1 Million capital maintenance infrastructure bond will be used to repair the sea wall starting at Belmont Park and maintain its historical context.

**OTHER:**

**Possible Action Item:**

**AIA's Sustainable Design Assessment Team – appoint representative for Mission Beach on the SDAT Steering Committee**

Juergen Zierlerarch, Architect, explained that the SDAT program is a community assistance program focusing on principles of sustainability based on the AIA's goal of achieving balance

between cultural, environmental and economic systems. SDAT works with professional volunteers, such as architects, urban designers, and planners to assist community decision-makers in this regard.

After a question and answer session about the benefits to the community, John Vallas, Area 5 Representative, expressed an interest in representing Mission Beach on the SDAT. The following motion was duly made to support the program and appoint John Vallas as the Board's representative:

**Motion 1 was made by Mary Willmont and seconded TO APPOINT John Vallas, Area 5 Representative, as the Mission Beach representative on the SDAT.**

**VOTE                      For: 11                      Against: 0                      Abstain: 0**

**Motion passes.**

### **BUILDING PLAN REVIEWS**

None.

### **BOARD COMMUNICATIONS**

**Information Item:**

#### **MB Maintenance Assessment District Ad-hoc Subcommittee Update**

John Vallas, Chair of the ad-hoc subcommittee, informed the Board the subcommittee members are working to get together a list of projects to target. He hopes to present the list at the September 18<sup>th</sup> Board meeting for consideration and possible action.

Any additions to the agenda need to be to the Chair 10 days PRIOR to the scheduled Board meeting. The next Board Meeting is **Tuesday, September 18, 2012** in the Belmont Community Room.

### **ADJOURNMENT**

**Motion 2 was made by Gernot Trolf and seconded to ADJOURN the meeting.**

**VOTE                      For: 11                      Against: 0                      Abstain: 0**

**Meeting was adjourned at 8:15p.m.**

Completed by:  
Debbie Watkins, Secretary