

Mission Beach Precise Planning Board
Tuesday, February 17, 2015 @ 7 PM
Belmont Park Coaster Terrace – Community Room

Minutes of Meeting

Board Members Present:

Bob Craig	Tim Cruickshank	Carole Havlat	Dennis Lynch
Mike Meyer	Bob Ondeck	John Ready	Mary Saska
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

Absent: Peggy Bradshaw

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at 7:05 PM.

- **Approval of Minutes** for January, 2015
Copies of the draft January 20, 2015 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 February 17, 2015 Agenda were distributed and reviewed. There were no additions or subtractions.
- **Chair's Report**
None.

Secretary's Report

None.

PUBLIC COMMENT (limited to 3 minutes per speaker)

None.

REPORTS FROM GOVERNMENT OFFICIALS

None.

OTHER

Information Item:

- **New South Mission Beach Lifeguard Station (CIP Project ID: S00791) – Jihad Sleiman, City of San Diego Project Manager, Engineering and Capital Projects; Discuss proposed plans for the new Lifeguard Station**

Present: Project Manager Jihad Sleiman; San Diego Lifeguards – Chief Rick Wurts and Lieutenant James Garland; Wayne Holton, Principal Architect, domusstudio Architecture

Chair Watkins apprised the Board that the Mission Beach Precise Planning Board approved the new and smaller design of the new lifeguard station at its February 17, 2004 Meeting, and noted it has taken over 12 years for construction to begin.

City Project Manager Jihad Sleiman made the presentation. He pointed out the lifeguard tower was constructed in 1974 as a temporary facility, is deteriorated and no longer serves the needs of the city lifeguards and public in the area. Mr. Sleiman gave a Power Point presentation showing the project overview. He noted the structure will consist of (3) levels with a rescue vehicle facility on the first floor. He commented that door hangers will be placed on residences within 300 feet to notify them before construction starts in a couple of weeks. He reported the construction budget is \$4.9 Million and the contract is \$3.9 Million. Work is expected to be completed by summer of 2016, and the old structure will be removed at that time.

Chief Rick Wurts briefed the Board on the number of rescues and the need for the lifeguard station. He noted the new lifeguard station will be constructed 75 feet north of the old structure because it is more centrally located offering better views of the area lifeguards protect.

Board Members were given an opportunity to ask questions. Chair Watkins asked about the public approval process and whether the City Council and Coastal Commission approved the project. Mr. Sleiman explained that community workshops were held in November 2003 and January 2004, all permits were approved by the City and Coastal Commission, and the City Council was not required to vote on the building plans. Mr. Sleiman assured the group that required notices were sent to property owners. Chair Watkins pointed out the dimensions of the facility were not included in the presentation and asked Mr. Sleiman to send them under separate email.

Board Members expressed concerns about the length of time to start construction, the size of the garage, and whether the current plans were the new and smaller design plans approved by the Board at the February 17, 2004 Meeting. They wanted to know whether the plans were modified since the February 17, 2004 Meeting, and whether extensions were approved over the 10-year period. Mr. Sleiman pointed out the plans were not modified, an extension was approved on August 31, 2015, and a financing plan by deferred capital bond sale was put in place to pay for the lifeguard station before construction began.

Other Board Members expressed concern about the high-tide line and beach erosion, security and vandalism, and whether the 30-ft height limit included the flag pole. Mr. Sleiman responded there are no issues regarding high tide or beach erosion and the 30-foot height limit will be followed. He noted that anti-graffiti material will be added to the surface and glass will be elevated. Mr. Sleiman stated there are no plans for video surveillance but can be added in the future.

Members of the public were invited to comment. Ken Giavara introduced himself and his wife Lindsey as property owners on Ocean Front Walk and San Luis Rey. He stated he is here to express their concerns and concerns of other neighbors in the area. Mr. Giavara stated he and his neighbors had not been properly noticed by the City about the project. They contend the new lifeguard station is too close to existing residences and ought to be moved south to higher elevation, which would allow easier access to the parking lot and would be less intrusive. Mr. Giavara pointed out 13 years is a long time and much has changed including property owners living nearby, and that should afford additional public review before starting construction.

Chair Watkins thanked Mr. Giavara for his comments and suggested he contact Councilmember Lori Zapf for District 2.

OTHER

Information Item:

- **Belmont Park Construction Update: Dan Hayden, Director of Engineering of Pacifica Enterprises, Inc.**

Dan Hayden reported the Belmont Park Lease Extension matter was deferred and the City is fine tuning the document. He noted construction on the elevator is coming along and the elevator will be enclosed in shrink wrap until it is done. Mr. Hayden apprised the Board that Cheap Rentals will expand its business to a 800 sq. ft. site at Belmont Park next to Wings at Building 5. He expects Cannonball to open in 6 – 8 weeks.

BUILDING PLAN REVIEWS

Action Item:

- **2719 Bayside Walk Sewer Easement Vacation; Project No. 399948 – Process 2 Public Easement Vacation to vacate a 40-foot wide sewer easement at 2719 Bayside Walk**

Present: Andrew Kahn, Principal Engineer and Cole Stafford, Engineer with OMEGA Engineering Consultants, Inc.; Property Owner

Chair Watkins apprised the Board that in order to recommend approval of this project, certain findings must be substantiated pursuant to San Diego Municipal Code §125.1040 - Public Service Easement and Other Easement Vacations as follows:

- (a) There is no present use or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated;
- (b) The public will benefit from the action through improved utilization of the land made available by the vacation;
- (c) The vacation is consistent with any applicable land use plan; and
- (d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

Principal Engineer Andrew Kahn presented the project plans and addressed each of the above-mentioned findings to the Board's satisfaction. He noted the easement never served as a public use.

Plan Reviewers Dennis Lynch and Mike Meyer reviewed the project plans for the Board. Dennis Lynch noted the City has no problem with vacating the sewer easement.

After further discussion, the following motion was duly made:

Motion 1 was made by Mike Meyer and seconded by Dennis Lynch TO SUPPORT the easement vacation to vacate a 40-foot wide sewer easement at 2719 Bayside Walk.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

ACTION ITEMS:

- **Nominations for Area Representatives for March 17, 2015 Election**

Chair Watkins reported there are seven (7) vacancies. The open seats are as follows:

- **Two openings in Area 1** (between San Diego Place and south side of Capistrano Place): **3-year term** 2015-2018; **2-year term** (2014-2017)
- **Two openings in Area 2** (between north side of Capistrano Place and south side of West Mission Bay Drive & Ventura Place): **3-year term** 2015-2018; **1-year term** 2013-2016;
- **One opening in Area 3** (between north side of West Mission Bay Drive and south side of El Carmel Place): **3-year term** 2015-2018;
- **One opening in Area 4** (between north side of El Carmel Place and south side of San Jose Place): **3-year term** 2015-2018
- **One opening in Area 5** (between north side of San Jose Place and south side of Pacific Beach Drive): **3-year term** 2015-2018

Accordingly, Chair Watkins announced the following four (4) eligible candidates for nominations as Area Representatives to be included on the March 2015 Election Ballot:

Area 1	John Ready (Incumbent, Property Owner)	Term 2015-2018
Area 2	Robert Ondeck (Incumbent, Resident)	Term 2015-2018
Area 3	Debbie Watkins (Incumbent, Property Owner)	Term 2015-2018
Area 5	Peggy Bradshaw (Incumbent, Property Owner)	Term 2015-2018

Chair noted there were no eligible candidates to fill remaining vacancies for Areas 1, 2 and 4.

After further discussion, the following motion was duly made:

Motion 2 was made by Gernot Trolf and seconded by Mike Meyer TO APPROVE the four (4) eligible candidates for nominations as Area Representatives on the March 2015 Election Ballot as discussed above.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

- **Approve March 2015 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 3 was made by Tim Cruickshank and seconded by Gernot Trolf TO APPROVE the Sample Election Ballot for use at the March 2015 Election of Area Representatives.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

- **Appoint March 2015 Election Secretary**

Chair Watkins explained the duties of the Election Secretary. Jenine Whittecar volunteered. After discussion, Jenine Whittecar was appointed Election Secretary.

As a result, the Election Secretary will prepare the Election Ballot of Area representatives for the March 17, 2015 Election of Area Representatives.

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 and the **next meeting will be held on Tuesday, April 21, 2015, at 7PM in the Belmont Park Community Room.**

ADJOURNMENT

Motion 4 was made by Carole Havlat and seconded by Gernot Trolf TO ADJOURN the meeting at 8:25 PM.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

Submitted by: Debbie Watkins, Secretary