

MISSION BEACH PRECISE PLANNING BOARD (MBPPB)
Tuesday, February 20, 2018 @ 7 PM
Belmont Park Coaster Terrace – Community Room
Minutes of Meeting

Board Members Present:

Carole Havlat	Dennis Lynch	Mike Meyer	John Ready
Will Schussel	Gernot Trolf	Jenine Whittecar	Debbie Watkins

Absent: Brandon Soule; Bonnie Gabriel

OPENING FUNCTIONS

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

Chair talked about decorum at MBPPB Meetings and pointed out there are procedures and protocol in place to be followed. As Chair, she is responsible for controlling the meeting to make sure inappropriate conduct does not occur. She commented the MBPPB engages in civility at its meetings and its Board Members are volunteers who give up their time to serve their community. As such, Board Members and the public deserve to be treated with good manners and respect. Chair explained that as the City’s recognized advisory community planning group for Mission Beach, the MBPPB is bound by its Bylaws, City Council Policy 600-24 and the Brown Act, which in short, requires planning boards to conduct and discuss its business at public meetings. MBPPB Members are required to go through a *Community Orientation Workshop* or *COW* where they learn about their duties and responsibilities as a MBPPB member in order to be indemnified by the City Attorney.

Chair reported that several MBPPB Members complained to her after the November 2017 and January 2018 meetings about the inappropriate conduct and outbursts by Board Member Will Schussel and asked what could be done about it. As a result of these complaints, Chair informed the Board that an email was sent to Board Member Schussel detailing his inappropriate conduct at each meeting and pointing out violations of the Bylaws as a MBPPB Member including *Disorderly Conduct*. Chair reminded the group that the *Disorderly Conduct* provision applies to all persons and read the section to make everyone aware of how this type of behavior will be handled. Chair stated she hoped she would not have to invoke that process, but just in case, a police officer is nearby to assist the Board if such a disturbance occurs tonight.

• **Approval of Minutes** for January 2018

Copies of the draft January 16, 2018 Minutes of Meeting were distributed and reviewed. Chair asked whether there were any changes to the Minutes. There being no changes, the following motion was duly made:

Motion 1 was made by Gernot Trolf and seconded by Mike Meyer TO APPROVE the Draft January 16, 2018 Minutes of Meeting as written.

VOTE For: 7 Against: 1 Abstain: 0
Motion passed.

- **Revisions to Agenda**

Copies of the February 20, 2018 Agenda were distributed and reviewed. Chair Watkins informed the Board an **INFORMATON ITEM** was inadvertently overlooked. The City’s Assistant Civil Engineer for Public Works Nellia Bavaki will present the *AC Water and Sewer Group 1018 Project Community Outreach* to replace water and sewer mains. The following motion was duly made to revise the Agenda to include the presentation as follows:

Motion 2 was made by Gernot Trolf and seconded by Carole Havlat TO REVISE the February 20, 2018 Agenda to include presentation of the City’s AC Water and Sewer Group 1018 Project Community Outreach as an INFORMATION ITEM by Nellia Bavaki, Assistant Civil Engineer for Public Works.

VOTE For: 8 Against: 0 Abstain: 0

Motion passed.

- **Chair’s Report**

Chair Debbie Watkins gave the following updates:

1. Area 5 Representative Bonnie Gabriel has resigned effective immediately due to health considerations. Bonnie said she appreciated the opportunity to serve as a MBPPB Member even for the short time she was on the Board. Chair commented that as a result of Ms. Gabriel’s resignation, the Area 5 Representative seat is declared vacant.
2. Mission Boulevard Maintenance Assessment District (“MAD”) – Chair and Board Member Brandon Soule met with the City’s MAD representative and the community member who expressed an interest in helping to beautify tree wells and street trees along Mission Boulevard. Chair noted there are a number of concerns that need to be addressed before any decision can be made concerning installation and maintenance that need to be worked out with the City.
3. Undergrounding Project in South Mission Beach. Chair contacted the City’s Project Manager to express concern about the TWC and AT&T transformer boxes along the sidewalks and Courts within the public right of way to resolve the issue.
4. DecoBike is now DiscoverBike and they are planning to add 20 new stations in San Diego. Chair reported that two new bike sharing companies have been added to the mix – LimeBike and Bird (electric scooters), which plan to expand in San Diego. She has not heard whether these bike sharing companies plan to expand in Mission Beach.
5. The March 20, 2018 Meeting of the MBPPB and Election of Area Representatives will be held at the **Santa Clara Recreation Center** because the Belmont Park Community Room will not be available for use. Chair noted she will post the Board’s March 20th Agenda on the City’s Website, on the MBPPB kiosk outside of the Belmont Community Room, and outside of the Santa Clara Recreation Center.

Secretary’s Report

None.

PUBLIC COMMENT (Time allotted to each speaker is determined by the Chair, and in general, is limited to 3 minutes per speaker for Mission Beach matters NOT listed on the Agenda)

- Dawn Riley (beautifulMB) commented there will be a free CPR seminar on March 15th at 5 PM in the Belmont Park Community Room. The next beach cleanup takes place on Saturday, March 17th (St Patrick's Day) at 9 a.m. at Ventura Place. beautifulMB applied for a grant for a cigarette prevention program.
- Geoff Page (Peninsula area) commented he is looking for support from coastal community planning groups for his letter asking City Attorney to solicit the official interpretation of Development Services Department (DSD), review ordinance, and provide an independent/objective opinion of what is allowed under Proposition D.
- Bob Semenson commented he wants more participation from Board members at meetings.
- Gary Wonacott commented the Mission Beach Town Council passed a resolution regarding the FAA and the Part 150 Study. He questioned whether a conflict existed because Chair Watkins also held the position of Secretary.
- Malia Pfister, Senior Advisor, University of San Diego, commented the 3rd Annual Military Transition Conference will be held on February 23rd from 11:30 a.m. – 6:00 p.m. Small group sessions focusing on career coaching, resume reviews, veteran roundtables, job search strategies and a networking reception.

REPORTS FROM GOVERNMENT OFFICIALS

- **Anthony George, Senior Representative, Mayor Kevin Faulconer**

Anthony George commented the addition of new bike rental companies like LimeBike and Bird (electric scooters) are considered alternative modes of transportation and allowed to operate with a business license per the City Attorney. He noted that bikes and electric scooters are not allowed to be dropped off in the City's public of right of way and will be impounded. He pointed out electric scooters are not allowed on sidewalks, riders must wear helmets, and due to safety concerns electric scooters are not allowed on the Boardwalk.

Mr. George reported that an initiative for a *Clean San Diego* started to end illegal dumping and graffiti in beach communities, homeless encampments, and trash in public areas. He recommended using the "Get it Done" APP to report violations, and commented that more police officers will be needed.

- **Bruce Williams, Community Representative, District 2/Councilmember ("CM") Zapf**

Bruce Williams distributed the January/February 2018 *District 2 Update*. He reported the Volunteer Appreciate Day was a success, and Sarah Mattinson, Olive Café Business Owner, was honored for Mission Beach. Mr. Williams reported CM Zapf is opposed to oil and gas drilling off our coast and is committed to end human trafficking. Beach cleanup of large items along Courts and alleys will take place sometime in June.

OTHER

Information Item

- **AC Water and Sewer Group 1018 Project Community Outreach - Replace water and sewer mains;** Presenter: Nellia Bavaki, Assistant Civil Engineer for Public Works, City of San Diego

Nellia Bavaki distributed a *Fact Sheet* for the AC Water & Sewer Group 1018 project depicting color-coded locations of the water and sewer main replacements. She pointed out the project will entail mostly undergrounding of water mains in Mission Beach from Santa Rita Place to Toulon Court. She noted that some pipelines are more than 100 years old and are in need of replacement, repair and upgrades, and the new pipelines will bring the existing water and sewer mains up to modern standards. Ms. Bavaki told the group construction will start in September 2018 through November 2019 (subject to change).

Information Item

- **City of San Diego Facilities Financing Program - Discuss *Fiscal Year 2018 Mission Beach Impact Fee Study* to determine whether or not to approve the Impact Fee Study and fee increase (aka “DIF” or Developer Impact Fee).** [Note: This Item will be presented again as an **Action Item** for a vote at the **March 20, 2018 MBPPB Meeting**] Presenter: Vicki Burgess, Project Manager, Facilities Financing Program, Planning Department, City of San Diego

Project Manager Vicki Burgess distributed the *Draft Mission Beach Impact Fee Study Fiscal Year 2018 February 2018, Fact Sheet* with Fee Schedule increases, *Residential DIF Chart FY 2018* for all community planning groups, *Development Impact Fee Methodology Mission Beach*, and *Mission Beach Fund* showing revenues as of December 31, 2017. She noted the fund was established for Mission Beach on October 19, 1987, and the impact fee has not increased for 30 years. Ms. Burgess pointed out on the Fee Schedule the different types of development (residential and non-residential) and the current and proposed fee changes for consideration. For instance, the current rate for a residential development is based on *per dwelling unit*, the current fee is \$1,875 and the proposed fee would be \$3,647 – a 95% increase. Board members were asked to review the documents, rank the Priority List at Appendix B in the *Draft Impact Fee Study*, and consider approving the *Draft Impact Fee Study* and recommended impact fee increase at the March 20, 2018 Board meeting.

BUILDING PLAN REVIEW

None

BOARD COMMUNICATIONS

- **Announce Nominations for Area Representatives for March 20, 2018 Election**

Chair Watkins reported that several Board Members’ terms end in March 2018, so their seats are open for nominations. They are: Area 1 Representative John Ready, three-year term; Area 3 Representative Debbie Watkins, three-year term; Area 4 Representative Will Schussel, three-year term; Area 4 Representative Brandon Soule, one-year term. Chair noted there are nine (9) open/vacant seats to be filled with eligible nominees and explained requirements to be considered an eligible nominee.

Open/Vacant Seats:

Area 1 between San Diego Place and the South side of Capistrano Place – Two Open

1 three-year term ending in 2021

1 two-year term ending in 2020 (balance remaining on the three-year term)

Area 2 between the North side of Capistrano Place and the South side of West Mission Bay Drive and Ventura Place – One Vacant

1 three-year term ending 2021

Area 3 between the North side of West Mission Bay Drive and the South side of El Carmel Place – One Open

1 three-year term ending 2021

Area 4 between the North side of El Carmel Place and the South side of San Jose Place – Two Open

1 three-year term ending 2021

1 two-year term ending in 2020 (balance remaining on the 3-year term)

Area 5 between the North side of San Jose Place and the South side of Pacific Beach Drive – Three Vacant

1 three-year term ending in 2021

1 two-year term ending in 2020

1 one-year term ending in 2019

Area Nominations:

Area 1 -Since there are 3 eligible nominees running for 2 open seats, the person with the most votes will fill the 3-year term and the second vote getter will fill the 2-year term.

- John Ready, Incumbent, Property Owner [See: Area 5 below]
- Josh Geller, Resident
- Gary Wonacott, Property Owner

***Area 2** – No eligible candidates so the seat remains vacant.

Area 3 – Since there are 2 eligible nominees for 1 open seat, the person with the most votes will fill the vacancy. [NOTE: Incumbent Area 4 Representative Will Schussel requested to run for the open seat in Area 3 since he now lives in that area and his term in Area 4 expires.]

- Michelle Baron, Property Owner
- Will Schussel, Resident

Area 4 – Since there are 2 eligible nominees running for 2 open seats, the person with the most votes will fill the 3-year term and the second vote getter will fill the 2-year term.

- Brandon Soule, Incumbent, Resident
- Dave Kvederis, Property Owner

Area 5 – ****No Eligible Nominees to fill 3 Vacant Seats**

*Debbie Watkins will run in 2018 Election to fill three-year term vacancy in Area 2. [See: Page 6]

** John Ready will run in 2018 Election to fill three-year term vacancy in Area 5. [See: Page 6]

Chair Watkins explained that according to the Bylaws Article III, Section 3, regarding Board Members who have served for nine years, no person may serve on the planning group for more than nine consecutive years. However, the planning group may retain some members who have already

served for nine consecutive years to continue on the planning group without a break in service if not enough new members are found to fill all vacant seats. Chair noted this process was followed in the past. She pointed out this applies to her since she has served as a volunteer on the MBPPB for nine years as an Area 3 Representative. She pointed out that since there is a vacant seat in Area 2 to fill a three-year term, the MBPPB may retain her to fill that vacancy.

Chair Watkins asked Board Members to raise their hand in FAVOR of retaining her to fill the three-year term vacant seat in Area 2 as an eligible nominee on the 2018 Election Ballot.

In Favor: 7 Against: 1

***Area 2 – One Vacant Seat (Three-year term)**

- Debbie Watkins, Property Owner

At this point, Board Member John Ready, Incumbent Area 1 Representative running to fill a seat, requested to run in Area 5 to fill the three-year term vacant seat as an eligible nominee on the 2018 Election Ballot since he owns property in Area 5 instead of running in Area 1.

****Area 5 – One Vacant Seat (Three-year term)**

- John Ready, Property Owner

- **Approve March 2018 Ballot Design**

Chair Watkins distributed copies of the sample 2018 Election Ballot for consideration. She asked Board Members to raise their hand in FAVOR of the sample 2018 Election Ballot.

In Favor: 8 Against: 0

- **Appoint March 2018 Election Secretary**

Chair Watkins explained the duties of the Election Secretary and informed the group that Board Member Jenine Whittecar volunteered to assist as the Election Secretary. After discussion, Jenine Whittecar was appointed Election Secretary.

Chair announced that elections for Area Representatives are held concurrent with but separate from the regularly scheduled March meeting. Polls open at 7 PM and close at 8 PM. The MBPPB requires valid proof of identity of eligible community members to vote in the election. Voting is by secret written ballot. Eligible community members can vote for ONE CANDIDATE in the area they reside and are not allowed to vote in multiple areas.

There being no further business, Chair Watkins noted proposed Agenda Items must be submitted to the Chair for approval in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, March 20, 2018 at 7 PM at the Santa Clara Recreation Center.**

ADJOURNMENT

Motion 3 was made by Gernot Trolf and seconded by Carole Havlat TO ADJOURN.

VOTE

For: 8

Against: 0

Abstain: 0

Motion passed.

Prepared by: Debbie Watkins, Secretary