

**Mission Beach Precise Planning Board  
Agenda: September 19, 2006 at 7:00 p.m.  
Belmont Park Community Room**

**Opening Functions**

Call to Order

Approval of Minutes for July 2006

Revisions to Agenda (additions require 2/3 vote)

Chairman's Report (Bylaws & Status of Under-grounding of Utilities in South Mission)

**Public Input (limited to five minutes for items not on agenda)**

**Nominations for Area 3 replacement of Board Member – term expires 2008**

**Reports from Government Officials**

**Follow-up from prior meetings**

- Status of Traffic Study at intersection of Mission Boulevard and Ventura – Mike Meyer

**Building Plan Review**

**2924 Mission Boulevard**

**750 Devon Court**

**737 Dover Court**

**2938 Mission Boulevard**

**41 Dover Court**

**2617 Oceanfront Walk**

**3867 Mission Boulevard**

**Board Communications**

**This group meets the third Tuesday of every month in the Community Room at Belmont Park except August and December. Our next meeting is Tuesday, June 20, 2006. Please call Susan Thorning at (858) 336-6474 to request items for the agenda.**

**Mission Beach Precise Planning Board**  
**Tuesday, July 18, 2006**  
**Belmont Park Community Room**  
**Minutes of Meeting**

**Board Members Present:**

Peggy Bradshaw	Gary Glover	Pamela Glover	John Greenhalgh
Jim Keller	David Lombardi	Mike Meyer	Richard Miller
Mary Saska	Tom Saska	Charlie Shaw	Mike Soltan
Susan Thorning	Dennis Lynch		

**Absent:**

Chris Cott

**OPENING FUNCTIONS**

- **Meeting was called to order** by Chair Susan Thorning at 7:04 p.m.
- **Review of Member Eligibility**

**Tom Saska – Article IV, Section 1 – two absences in a row**

Tom asked for compassion as absences were due to death in the immediate family.

**Motion 1 by Richard Miller to waive two absences**

**Second by: John Greenhalgh**

**Vote:** For:13      Against: 0      Abstain: 0

**Chris Cott – Article III, Section 2 – Board member eligibility**

Chris Cott has held a seat as a business person on the Board since 1995, but ceased to be the holder of leased business space in Mission Beach prior to our last meeting. Unfortunately, this means that Chris no longer meets the eligibility requirements as a business person. Since he does not qualify under any of the other categories in our Bylaws, the Chair stipulated that the Board Member “seat” in area three is *deemed vacated as of June 20, 2006* and asked the Board to ratify this decision.

**Motion 2 by Peggy Bradshaw to vacate the seat in Area 3 which expires in 2008.**

**Second by:** Gary Glover

Friendly Amendment by Richard Miller “***Board member no longer meets the eligibility criteria stated in our Bylaws Article III, Section 2***” was accepted.

**Vote:** For:12\*      Against: 0      Abstain: 0

*\* Charlie Shaw was excused from the discussion and vote on this issue due to conflict of interest.*

- **Approval of minutes for June 20, 2006**

Minutes need to be revised. Charlie Shaw should have been listed as absent. Since Chris Cott was not eligible to vote at our last meeting, we will need to reduce the voting record by one vote.

**Motion 3 to approve as corrected:** by Gary Glover      **Second:** by Pam Glover

**Vote:** For: 13      Against: 0      Abstain: 0

- **Revisions to Agenda**(additions require a 2/3 vote)
- **Chairman’s Report and follow-up from last meeting**  
-The Chairman apologized for the error on the date of the Agenda

### **Chairman's Report continued**

-Carlton Nettleton 834 Portsmouth has expressed interest in a seat on the Board and attended the recent "How to Review a Plan" training.

-John Greenhalgh met with Kevin Faulconer and Jamie Fox to discuss striping and made a non-agenda item presentation at the Mission Beach Town Council Board meeting and received a vote of support. John is unable to attend the meeting Wednesday July 26<sup>th</sup> with the Pacific Beach Town Council and asked for a volunteer. The Chair is out of town and in lieu of other volunteers Pam Glover offered to attend this meeting as well as the Community Planning Commission meeting.

-Pam Glover attended the last Community Planning Commission meeting where the issue of La Jolla Planning Board's indemnification by the City Attorney was discussed. Unfortunately the City Attorney was unable to attend. She also brought flyers for the Fiesta Island Public Workshop on Wednesday, August 16 at the Mission Valley Library conference Room at 5PM.

-The Lifeguard Tower Plans are moving forward.

-Planter boxes might evolve into a community volunteer "adopt a planter" project.

**PUBLIC INPUT** - None

### **REPORTS FROM GOVERNAMENTAL OFFICIALS**

Jamie Fox – Kevin Faulconer's Assistant

- Based upon their ride on the boardwalk and input from the public at that time, Kevin will be asking Rich Haas of Public Works to re-stripe only the middle lines. She will not be able to attend the Pacific Beach Town Council meeting on the 26<sup>th</sup> of July for their input. Mike Meyer asked that they still consider repainting only one of the center lines and leaving the other three to fade.

-Jamie also reported on the Smoking Ban which will begin on the 6<sup>th</sup> of August. In addition to the beach area, this ban includes the parks on the beach and bay sides as well as the sidewalks and boardwalk. Signage being posted at the ends of the courts is being evaluated. A board member asked if containers could be considered so that cigarettes would not become litter at the end of the courts.

### **ACTION ITEM**

#### **Traffic Mitigation at the intersection of Mission Boulevard/Ventura Intersection**

Gary Pence has received an estimate of \$215,000 for the median relocation and extra lane option proposed at this intersection. Sufficient funding is in place (Belmont Park Fund) but Gary suggested the implementation of a traffic study to evaluate if the cost benefit ratio was sufficient to warrant the expenditure of the funds. Since our original discussion, an alternate lower cost suggestion was made by the Owner of Luigi's Restaurant to mitigate traffic with an alteration of the pedestrian crossing pattern to include an everyone crosses cycle. Gary is recommending that we authorize a traffic study of the intersection to include both options. Public input suggested that pedestrians totally disregard the signals and impede traffic at this intersection. While we wait for the study results, we might suggest that the police start issuing tickets to stop jaywalking.

**Motion 4 to authorize the study with intent to implement by September 15<sup>th</sup> by Pam Glover** **Second:** by Gary Glover

Friendly amendment to consider using signal lights with timers to show how much time is left to cross

**Vote:** For: 13 Against: 0 Abstain: 0

## **BUILDING PLAN REVIEWS**

It was noted that none of the projects being discussed have to comply with the new parking regulations.

### **BUILDING PLAN REVIEWS continued**

#### **3550 Bayside Walk – Leilani Bay Condo**

**Presenter Dennis Lynch**

**Property Owner: Jean Chang was present**

Parking needs to be allowed only in designated areas. Even though there is no building on the lot, the house next to the lot needs to have the view preserved in what would be the front yard if a house was there. So space next to the court (approximately one space) can not be used for parking

**Motion 5 by Dennis Lynch to approve the project with limits to parking unless it is found that the preexisting plan overrides this request**      **Second:** by Pam Glover

**Vote: For: 12    Against: 1    Abstain: 0**

John Greenhalgh voted “no” on this project because the permitted parking is unclear

#### **713 Santa Barbara Court**

**Presenter Mike Meyer**

**Property Owner: Jean Chang was present**

The Balconies on the structure were called out for review. The red line Parking needs to be allowed only in designated areas.

**Motion 6 by Mike Meyer to approve the project**      **Second:** by Pam Glover

**Vote: For: 13    Against: 0    Abstain: 0**

#### **3225 Ocean FrontWalk – San Pebbles Condos**

**Presenter: Mike Meyer**

**Property Owner: Jean Change was present**

Issues raised were the trash cans in the front yard, the landscaping requirements, and the location of the staircase.

**Motion 7 by Mike Meyer to approve with conditions**      **Second:** by Richard Miller

**Vote: For: 12    Against: 1    Abstain: 0**

#### **3261 Strandway – Blue Pacific Condo**

**Presenter: Mike Meyer**

**Property Owner: Jean Chang was present**

**Motion 8 by Mike Meyer to approve the project with the condition that the landscaping is reviewed.**      **Second:** by Richard Miller

**Vote: For: 13    Against: 0    Abstain: 0**

#### **713 Sunset Court – Sunset Palms**

**Presenter Dennis Lynch**

**Property Owner: Jean Chang was present**

The issues of great concern are parking in the front yard setback, lack of front yard landscaping, and a wall on Sunset Court that is higher than allowed.

**Motion 9 by Dennis Lynch to approve the project with conditions** that the “no parking” in the front yard setback be observed, that the wall be brought into compliance, and that landscaping be increased to meet applicable code. Dennis is also recommending that the city review construction

permits related to this property. It appears that a wall was removed prior to acquisition to allow vehicle entry and parking. This building does not meet the PDO exception for parking.

**Second:** by Pam Glover

**Vote: For: 13 Against: 0 Abstain: 0**

## **BOARD COMMUNICATIONS AND OTHER ANNOUNCEMENTS**

- **Reminder that we have no formal meeting in August. However, anyone interested in attending a meeting to review revisions to the Bylaws is welcome to attend a meeting which will be held August 15 at the same time and place as our regularly scheduled meeting.**
- **Landscaping Issue:** Dennis requested the opportunity to discuss Landscaping issues and offered to script a letter to the City.

**Motion 10 to authorize Dennis Lynch to write a position letter on behalf of the board.**

**Seconded by: Pam Glover**

**Vote: For: 13 Against: 0 Abstain: 0**

## **ADJOURNMENT**

**Motion 11 to Adjourn at 9:00 p.m.:**

**By: Pam Glover Second: by Mike Soltan**

**Vote: For: 13 Against: 0 Abstain: 0**

Respectfully submitted by,

*Mary Saska*

Mary Saska, Acting Secretary