

**Mission Beach Precise Planning Board
Agenda: April 17, 2007 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions:

- Call to Order by Interim Chair**
- Approval of Minutes for March 20, 2007**
- Revisions to Agenda (additions require 2/3 vote)**

Annual Administrative Action Items:

- Open nominations for one year term for Area 3:
Northside of West Mission Bay Drive and southside of El Carmel
(Nominee does not need to reside in this area but preference will be given to nominees from the area. Election by area members present. 2/3 majority required for nominees having served 9 year maximum term without break)**
- Election of Officers: Chair, Vice Chair, & Secretary**
- Chair to serve as Council of Planning Chairs Representative fourth Tuesday of month – Chair selects alternate by Appointment**

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

Reports from Government Officials

- **Katherine Fortner, Community Representative, Office of Congresswoman Susan A. Davis**
- **Jamie Fox, Councilman Kevin Faulconer**
- **Other**

Building Plan Review

- **3526 Bayside Walk**
- **716-718 Island Court**
- **2636-2638 Ocean Front Walk**
- **818 Seagirt Court**
- **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 at 7pm. Our next meeting is Tuesday, March 20, 2007. Please call Susan Thorning at (858) 336-6474 to request items for the agenda pending election of a new chair.

REPORTS FROM GOVERNMENTAL OFFICIALS

- Kathleen Fortner, Community Representative, Office of Congresswoman Susan A. Davis's office passed out Susan's February dispatch and encouraged people to contact with comments on Iraq.
- Jamie Fox - Press continues on the lighting issue and beach security. Positive feedback has been received on the re-striping. Kevin has been made Chair of the audit committee and will be giving his State of the District Address at the Catamaran Hotel on Tuesday the 13 at 6:30 pm. Follow-up questions from Board members were addressed:
 - David Lombardi asked if directional arrows could be added again. That is in the works.
 - Gary Glover asked about the status of the oversized vehicle ordinance. Jamie reported that this is in the Mayor's office.

INFORMATION ITEM - Lights for Mission Beach

Lighting funded by the D-2 Office will be installed in the near future in Mission Beach Park and at Carmel Place. Residents may contact the city to have them adjusted at 619-533-3184.

ACTION ITEMS

- Gary Pence – Traffic Mitigation and Use of Transportation Amelioration Fund
 - Gary is requesting the option of retaining a 2 foot median rather than completely removing the current median on Mission Boulevard. This will reduce one of the lanes to 10 feet rather than 12 feet, but that is still an acceptable width. Concern was raised by Charlie Shaw over the loss of valuable retail parking spaces. Gary indicated that the loss would occur only during peak traffic times (**12 to 6PM May 15 to September 15**) and loading zones would be relocated around the corner. A letter will be sent to impacted businesses. Charlie Shaw was recused from the vote since he owns a business in the impacted area. The next step is to get the money for this project from the traffic mitigation fund. The project could start within a year.

Motion 3 to accept a modified 2 foot raised median: by Mike Meyer

Second: by Peggy Bradshaw

Vote: For: 10 Against: 0 Abstain: 1

- Gary's second request is approval of a stoplight at the crosswalk at the end of Bayside Walk. The city has been receiving a lot of complaints about close calls at this crosswalk. It qualifies for a pedestrian traffic signal and could be funded in 4 to 5 years. Gary is requesting that we use the traffic mitigation fund to get this in place sooner. The light would be on demand and would synchronize with the lights at Mission Boulevard and the Bahia to allow optimum traffic flow. Dennis Lynch indicated that a former member of the planning board was killed at this spot. He felt that dedicating this safer crosswalk to Rod would be appropriate.

Motion 4 to approve use of traffic mitigation fund: by Pam Glover

Second: by Carole Havlat

Vote: For: 10 Against: 1 Abstain: 0

- The following Nominations were accepted for open seats on the Board
 - Area 1 – Charles Corrigan, Dennis Lynch, & Mary Willmont
 - Area II – Mike Meyer
 - Area III – Mike Soltan & Carole Havlat
 - Area IV – Carlton Nettleton
 - Area V – Peggy Bradshaw, Joanne Climie, David Lombardi

- Tom Lochtefeld – Approval of Special Events Permit for Temporary Flying Reef
The reef would be placed in the South Parking Lot after Labor Day for a 60 day period. The primary purpose would be for TV. Most likely these would be invitation only, no advertising events since the venue would hold no more than 1000 spectators. The site would be secured with a temporary chain link fence. No shuttle service is anticipated to be needed and about half of the parking lot would be used.

Motion 5 to give conditional approval with off season dates subject to the presentation of a media plan more detail and 90 day lead time. by: Peggy Bradshw

Second: by Richard Miller

Vote: For: 12 Against: 0 Abstain: 0

Tom indicated that the city wants him to wait for approval by them prior to coming back to the board for further discussion.

DISCUSSION ITEMS

- Relocation of end of court beach rule signs – John Greenhalgh
Community Court feedback is that people are not aware of the beach rules. The current signs are small, located in high places, and printed in small print. The thought is to do new signs, relocate them possibly to the side of the boardwalk wall in the recessed areas and to consider using internationally recognizable icons. Signs need to be on both sides of the wall. Funding for manufacturing the new signs is an issue as well as the cost of moving and installing them. Feedback was that the original location of the signs up high was to prevent graffiti. End of court signs have been unpopular because they are posted on unsightly posts that block views. Some expressed concerns about using metal signs with sharp edges on the walls and suggested painting them on the wall. It was suggested that we need better design for these signs and should look to other communities for ideas. A design competition sponsored by local businesses might provide options as well as the funding for the new signage. Public input suggested the use of the proposed planter boxes to be used to affix the signs.
- Replacement of wooden street sign posts on ends of courts – David Lombardi
There are currently 9 Courts from Ventura to Santa Rita Place that have 4x4 wood sign posts. This may have been meant to be a temporary fix, but the posts should not be left there permanently due to the contaminants used to treat the posts. David has identified a post that is inexpensive that reflects the design of the posts at Belmont Park and feels that the posts could be purchased by private donations since the cost is only \$5,640.40. Traffic signs and beach rules should not be posted on these posts. Adding solar lights to the posts was suggested by the public as well as the concept of incorporating planters into the design.

The Board considered both of these ideas concurrently. The concept of revising the signage and replacing the wooden posts meets with the general support from the board. However, the actual final approval and acceptance of this concept does not fall within the guidelines of our authority. It was also believed that the city bid process might uncover a lower cost option for the replacement posts.

Motion 6 to support David Lombardi and John Greenhalgh’s further investigation of these plans and to authorize them to present this concept to the PB Town Council for their additional input and support.

Motion by: Peggy Bradshw

Second by: Richard Miller

Vote: For: 12 Against: 0 Abstain: 0

BUILDING PLAN REVIEW

- **3811 Mission Boulevard – Fletcher Lot line Adjustment**

Motion 7 to approve: by Dennis Lynch **Second:** by John Green halgh
Vote: For:11 Against:0 Abstain: 1 (Dave out of room)

- **806 Ensenada Court**

Larry Hodge was present at the meeting. Mike indicated that the project was pretty clean except for the 6 foot walls on the side. There are three feet of concrete topped by 3 feet of fence. The fencing needs to be removed.

Motion 8 to approve the project with this one condition: by Mike Meyer
Second: by Peggy Bradshaw
Vote: For: 11 Against: 0 Abstain: 1 (Dave was out of room during presentation)
The request for the variance fails since all four requirements can not be met.

BOARD COMMUNICATIONS

Dennis Lynch expressed concern that the Mummy Residence, 2716 Ocean Front Walk, Project #110704, JO 42-6824 which was denied a variance by our board was being backed by the Development Department of the city. We have ten days after the next review to formally lodge a protest. This can be in person or by mail. Dennis is uncertain of the date of the meeting. Pam will check and contact the Chair.

Motion 9 to authorize the chair to appoint a representative from the Board to lodge a protest either by attending the meeting or submitting a letter:
by Pam Glover
Second: by Peggy Bradshaw
Vote: For: 12 Against: 0 Abstain: 0

ADJOURNMENT - MSP to Adjourn at 9:10 p.m.

Respectfully submitted by,
John Greenhalgh
Acting Secretary

Mission Beach Precise Planning Board
Tuesday, March 20, 2007
Belmont Park Community Room
Minutes of Meeting

Board Members Present:

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

Absent: Richard Miller

OPENING FUNCTIONS

- **Meeting was called to order** by Chair Susan Thorning at 7:00 p.m. and the elections were opened for one hour. Gary Glover was assigned to be secretary for the meeting. Gary took over the election while Pam completed the assignment.
- **Approval of minutes** for February 20, 2007

Motion 1 to approve: by Mike Soltan Second: by Dennis Lynch
Vote: For: 10 Against: 0 Abstain: 0

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
A duplicate submission of 732 Brighton Court and a misstated address of 5825 Bayside Walk were stricken from the agenda. **No motion required.**
- **Mary Saska** – When we exempted or attendance requirement for Tom Saska due to personal family issues, we neglected to also exempt Mary. **Motion 2 MSP to exempt Mary**
- **Jim Keller** - Secretary records show Jim missing three meeting in the year as of the last meeting. We need a motion to allow him to continue as a board member. **Motion 3 MSP to continue.**
- **Chairman's Report:** Susan reported that she would be unable to attend the CPC meeting next week since she would be out of town. Pam Glover, her alternate, will try to make the meeting. She reminded the group that elections for officers would occur at the next meeting. Richard Miller or another board member needs to convene the meeting as Susan's term has expired on the board. She also indicated that she will complete the minutes and agenda pending the election of a new chair and secretary, and will update the board list and send an annual report to the city. Susan also indicated that a concern had been raised about a property on Verona Court that had an eave which did not appear to meet the guidelines drafted in partnership with the city. Since we have some new members on the board, Susan handed out the memorandum on this issue. She indicated that she would be sending this to the Coastal Commission as the building would not come before our group for review.

PUBLIC INPUT

- **Tom Loctefeld** – Tom reported on three issues:
 - The Town Council would like agendas and minutes to be posted on their web.
 - There were concerns about the Crosswalk light approved at our last meeting
 - There is some misinformation about the 30 foot height at Belmont Park. Please refer questions to Tom at loch@waveloch.com

PUBLIC INPUT Continued

- Eric Lee – Eric expressed concern about the sand being removed from the south areas of the beach to weight down the lifeguard towers. He felt it should only be removed from the north area of the beach. His other concern was the crosswalk. He does not favor this.
- David Lombardi - David expressed concern about the comments made regarding the property on Verona Court. He indicated that there is nothing in the PDO that addresses eaves and that policy action should not be taken based upon a memo. The Chair reminded the board that three extensive discussions with the appropriate city staff related to dormers and eaves were placed on the agenda at our regular public meetings. Since we were unable to get recommended changes approved to our PDO, these discussions were intended to seek common ground relating to review of Mission Beach projects. The two memorandums handed out were the results of these discussions. David agreed that he had taken an active role in these discussions and in the drafting of these memorandums. Further discussion was postponed to the end of the meeting.

REPORTS FROM GOVERNMENTAL OFFICIALS

- Kathleen Fortner, Community Representative, Office of Congresswoman Susan A. Davis's office passed out Susan's March dispatch and gave the following report:
 - The House continues to work hard after the passage of the first 100 hours plan.
 - Congress is now considering the President's budget proposal, discussing strategies for the Iraq War, and investigating the failures at Walter Reed Medical Center .
 - The Dog and Cat Fur Prohibition Enforcement Act of 2007: "fake fur" may actually be that of dogs and cats. In the U.S. it is illegal to sell dog or cat fur, but no labeling is required for clothing sold less than \$150. This Act would close that loop hole. Davis is an original co-sponsor of this bill.
- Jamie Fox – Kevin Faulconer's office
The state of the district meeting went very well. Repairs to the way are underway. Kevin has been very actively involved in protecting the 30 foot height limits for the beach area which have come under scrutiny as part of the affordability housing issue. Lights are up.
Feedback from the board and meeting participants:
 - There is a local fundraiser for additional lighting being organized by the Mission Beach Women's Club at the Pennant from 3 to 6pm on the 24th.
 - Court signs are needed for Redondo Court, Pismo, & Yarmouth
 - Ormond Court House is in violation with 2 boats and car in the lot.

ACTION ITEM - Election Results:

Area I - Dennis Lynch	new term expires 2010
Area II - Mike Meyer	received 2/3 vote for new term with expiration 2010
Area III - Carole Havlat	new term will expire 2010
- Mike Meyer	did not receive 2/3 vote required to be re-elected
Area IV - Carlton Nettleton	new board member with term expiring 2010
Area V - David Lombardi	Received the largest number of votes and will hold the seat which expires in 2010
-Peggy Bradshaw	will hold the seat which expires in 2009

Nominations for the open seat in Area III will be taken next meeting for a one year term.

Motion 4 to accept these newly elected board members: By Peggy Bradshaw

Second by : John Greenhalgh

Vote: For: 12 Against: 0 Abstain: 0

BUILDING PLAN REVIEW

828 Toulon Court – Scott Frontis & Elizabeth Young present

Motion 5 to Deny : By Dennis Lynch Second by Carole Havlat

Vote: For: 7 Against: 4 Abstain: 1

Notes: Interior side yard measures 23 feet before angle when measuring from pre-existing grade (20 feet from newly established grade) Much discussion about the elevations increasing the heights in the area. We need to clarify this and put it in our code.

3528 Bayside Walk – Scott Frontis & Andrew Howard present

Motion 6 to Approve with comment as follows: It should be noted that the eaves exceed 6 inches which have been the precedent but is not specifically addressed in our PDO: **By Dennis Lynch Second by Gary Glover**

Vote: For: 10 Against: 2 Abstain: 0

Notes: While there is nothing specific in the code, we have been using a six inch precedent for eaves in the area. This eave has already been modified and as currently designed does not obstruct any views. A change to further reduce could impact the design of the building. Some of the board expressed concern that we should only deny if it is part of our code.

3948 Bayside Walk (Whiting Court) – Brian Longmore & Mthew Gleason present

Motion 7 to approve with following conditions: By Dennis Lynch Second by David Lombardi

- Change eave to 6 inches on South exposure over entryway - Eave on 2nd floor west side should not exceed 9 inches - reduce five foot fence to 3 feet as already noted on the plans - conditional that nothing manmade over 3 feet can be constructed in front yard setback

Vote: For:11 Against: 0 Abstain: 0

818 Capistrano

Motion 8 to deny: By Dennis Lynch Second By: Mike Soltan

Vote: For: 12 Against: 0 Abstain: 0

Issues:-East side yard measures 23 feet from pre-existing grade - Dormers are not set back 5 feet and must be no more that 8 feet wide and no more than 25% of the total length of the roof - Deck is encroaching into the side yard setback on east side - Not clear if 3 foot deck encroaches into the 45 degree side yard setback because measurements missing - renderings show some manmade items in the front yard - nothing should exceed 36 inches in the front yard setback. - retaining wall plus fence should not exceed 6 feet on the east and west sides of the structure - Palm tree could become an obstruction in view corridor.

BOARD COMMUNICATIONS

The board returned to the discussion of the unclear code areas specifically encountered this evening:

- **Measurement of grade: Our community does not want to see the heights increased by elevating the “old or preexisting” grade of the property prior to construction. We need a clear cut definition to be established. Discussion included measurement from the sidewalk and the point from which the 30 foot height is measured.**

Motion 9 to request A workshop on grade with Development Services to clarify and codify grade by Pam Glover Second: by Peggy Bradshaw

Vote: For: 10 Against: 1 Abstain: 0

- **Eaves: Much discussion occurred over the course of the meeting regarding the use of precedents and memos of understanding to deny or request adjustments to properties. A few of the board members continue to hold the position that we should not deny a project unless there is a code violation to specify. Comments in support of using these informal guidelines: If we go through the process of placing these items on our agenda, accept public input and take a position, we should agree to abide by them until more formal action is taken. Since our role is to advise the city, we should make our wishes known even if they can not be quantified by code. At the end of**

this discussion, the chair requested a motion for permission to send a copy of the memorandums relating to dormers and eaves to the Coastal Commission.

Motion 10 by Dennis Lynch Second by: Gary Glover

Vote: For: 9 Against: 3 Abstain: 0

ADJOURNMENT - Motion 11 to Adjourn by : Pam Glover Second by: Jim Keller

Meeting adjourned at 9:30 p.m.

Respectfully submitted by,

Gary & Pam Glover

Acting Secretary

