

**Mission Beach Precise Planning Board
Agenda: June 19, 2007 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions

Call to Order

Approval of Minutes for May 2007

Revisions to Agenda (additions require 2/3 vote)

Chairman's Report

Communications (limited to five minutes and items not on agenda)

Reports from Government Officials

Workshop – Discuss issues concerning the Board

**Consent Condo Conversions
 3695 Oceanfront Walk
 3786 Strandway**

Building Plan Reviews None

Review Board Roster for accuracy

Adjournment

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, July 17, 2007 please call Pam Glover at (858) 488-1386 to request items for the agenda.

**Mission Beach Precise Planning Board
Tuesday, May 15, 2007
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Gary Glover	Pamela Glover	Jim Keller	David Lombardi
Dennis Lynch	Richard Miller	Mike Meyer	Carlton Nettleton
Tommy Saska	Mike Soltan		

Absent:

Peggy Bradshaw	John Greenhaugh	Carole Havlat	Mary Saska
Charlie Shaw			

OPENING FUNCTIONS

- **Meeting was called to order** by Chair PAMELA GLOVER at 7:03PM.
- **Approval of minutes** for April 20, 2007
Motion 1 to APPROVE minutes: by Mike Second: Mike Soltan Meyer

VOTE	For: 9	Against: 0	Abstain: 0
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ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
 1. Motion to add election of Board Secretary for 2007 to the agenda. **Motion passes.**
Motion 2 to ADD to election to the agenda: by Mike Meyer Second: Gary Glover

VOTE	For: 9	Against: 0	Abstain: 1
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- **Election of Board Secretary for 2007**

CARLTON NETTLETON nominated to serve as Board Secretary for 2007; CARLTON NETTLETON accepted the nomination. Motion offered to elect CARLTON NETTLETON as Board Secretary for 2007. **Motion passes.**
Motion 3 to ELECT CARLTON NETTLETON Secretary: by Mike Meyer Second: Gary Glover

VOTE	For: 9	Against: 0	Abstain: 1
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- **Chair's Report**
 1. City officials slated to appear at this meeting could not be present due to budget meetings for the city. Meeting on June 19, 2007 will be a workshop to discuss the following items
 - What is the definition of grade? Where is it measured from?
 - How many trees in front of a property?
 - What is the maximum dormer width?
 - Where eve measurements should be made?
 - What options are available for the house on Mission Boulevard?
 2. Vice Chair RICHARD MILLER will be the parliamentarian.
 3. MISSION BEACH WOMEN'S CLUB presented \$10,000 for new lights at El Carmel Place for a total of 6 new lights.

4. June 9, 2007 is community trash day. Leave trash on Bayside Lane or Strand Way for pickup.

- **Secretary's Report**
none

PUBLIC INPUT

none

REPORTS FROM GOVERNMENT OFFICIALS

- Katherine Fortner, Community Representative, Office of Congresswoman Susan Davis
Not present.
- Jamie Fox, Councilmember Kevin Faulconer, District II
Not present

INFORMATION ITEMS

- Michael Singleton, Chief Consultant for KTU+A
Provided a 45 minute presentation on the Fiesta Island Park Precise Plan, Alt 4E to the assembled Board members and answered questions. He offered each Board member a survey to complete regarding the Fiesta Island Park Precise Plan, Alt 4E. Requested the Chair distribute surveys to absent Board members.

ACTION ITEMS

No action items to discuss.

BUILDING PLAN REVIEW

1. 3526 Bayside Walk - Scott Frontis & Elizabeth Young present (architects)

Comments: project representatives provided definition of grade (from 2001 California Building Code, Section 208 – G) which they felt was operative. Board members received the definition under advisement for their deliberations.

Motion to deny the project for the following reasons: **Motion fails.**

1. Elements of the building in north yard and east yard exceeds 20 foot height limit, refer to section §1513.0304(c)(2)(a).
2. Retaining wall and fence exceeds 6 feet, refer to section §1513.0401(b)(2).
3. Elements of the building in north yard and east yard exceeds 20 foot height limit, refer to section §1513.0304(c)(3)(a).

Motion 4 to DENY project: by Dennis Lynch Second: Mike Meyer

VOTE For: 4 Against: 5 Abstain: 0

Motion to approve the project with the notation the lack of determination of grade in the Mission Beach PDO does not give us adequate basis to deny this project. **Motion passes.**

Motion 5 to APPROVE project with notation: by Richard Miller Second: Mike Soltan

VOTE For: 5 Against: 4 Abstain: 0

2. 703 Zanzibar Court – no property representative present

Comments: none

Motion to deny the map waiver with conditions:

1. In the front yard above a window, an eve intrudes into the 20 foot set back, refer to section §1513.0304(c)(2)(a).
2. Landing for stairs on the second floor intrudes into the 20 foot set back and there is no railing, refer to section §1513.0304(c)(2)(a).

Motion 6 to DENY map waiver with conditions: by Mike Meyer

Second: Dennis Lynch

VOTE

For: 10

Against: 1

Abstain: 0

BOARD COMMUNICATIONS

- Based on the outcome of Motion 5 to APPROVE the project on 3526 Bayside Walk, a motion to add an additional item to the agenda was put forth.

Motion to add to the agenda discussion if the Board should withdraw its appeal of the decision officer's approval of the project on 828 Toulon Court based on this Board's approving of 3526 Bayside Walk. **Motion passes.**

Motion 7 to ADD an agenda item: by Dennis Lynch

Second: Mike Soltan

VOTE

For: 8

Against: 1

Abstain: 1

- Discussion if the Board should withdraw the appeal to the decision officer's ruling on 828 Toulon Court. The approval of 3526 Bayside Walk (Motion 5) contradicts the Board's appeal.

Motion to request the Chair PAMELA GLOVER withdraw the Board's appeal of the decision officer's ruling on 828 Toulon Court.

Motion 8 to WITHDRAW the Board's appeal: by Dennis Lynch

Second: Mike Soltan

VOTE

For: 6

Against: 2

Abstain: 1

- Update by DAVID LOMBARDI on Board efforts to update and consolidate signage at the end of each court. The city indicates they will install the signage on light poles at the end of court which have them or on standard, aluminum sign posts. The treated wooden posts will be removed.
- Discussion regarding committee and job assignments were postponed until June 20, 2007.

ADJOURNMENT

Motion 9 to ADJOURN at 8:48PM by: Mike Soltan

Second: Richard Lombardi

VOTE

For: 9

Against: 0

Abstain: 0

Completed by:
Carlton E. Nettleton