

**Mission Beach Precise Planning Board  
Agenda: July 16, 2006 at 7:00 p.m.  
Belmont Park Community Room**

**Opening Functions**

**Call to Order**

**Action Item - Review of Member Eligibility for Chris Cott & Tommy Saska**

**Approval of Minutes for June 2006**

**Revisions to Agenda (additions require 2/3 vote)**

**Chairman's Report**

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

**Reports from Government Officials**

**Consent - Building Plan Review**

**Condo Conversions:**

**3550 Bayside Walk – Leilani Bay**

**713 Santa Barbara CV**

**3225 OceanFront Walk - San Pebbles Condos**

**3261 Strandway – Blue Pacific Condo**

**713 Sunset Court – Sunset Palms**

**Action Item**

**Reduce median at Mission Boulevard near Ventura and eliminate parking and loading zone on weekends to accommodate an additional lane of traffic.**

**Board Communications**

**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, September 19, 2006. Please call Susan Thorning at (858) 336-6474 to request items for the agenda.**

**Mission Beach Precise Planning Board**  
**Tuesday, June 20, 2006**  
**Belmont Park Community Room**  
**Minutes of Meeting**

**Board Members Present:**

Chris Cott	Gary Glover	Pamela Glover	John Greenhalgh
David Lombardi	Mike Meyer	Tom Saska	Charlie Shaw
Mike Soltan	Susan Thorning	Dennis Lynch	

**Absent:**

Peggy Bradshaw	Jim Keller	Richard Miller	Mary Saska
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**OPENING FUNCTIONS**

- **Meeting was called to order** by Chair Susan Thorning at 7:05 p.m.
- **Approval of minutes** for May 2006  
**Motion 1 to approve:** by John Greenhalgh **Second:** by Mike Soltan  
**Vote:** For: 8    Against: 0    Abstain: 1
- **Revisions to Agenda**(additions require a 2/3 vote)
- **Chairman's Report** – Chair reported calls and outcomes of same regarding the development at Mission Blvd and Dover. This project had been reviewed by the city planners and seems OK, however the conversion of a fourth floor elevator shaft to living space at San Gabriel and San Fernando Place is an issue that is being investigated. The Chair also reported attendance at a Chair's Workshop and that memos requested by the board regarding the boardwalk striping and the traffic mitigation efforts on Mission Boulevard were sent out. Copies were made available to anyone interested.

**PUBLIC INPUT**

- Irv Rawdin attended the meeting to express concern over the practice of tenting buildings while under construction. He believes that this is being done to mask the true nature of the building until it is too late. Dennis Lynch responded that the board does make an effort to look at the project under the tent. He also asked about the lack of parking being provided for these new projects. Board members offered a variety of explanations including the grandfathering rights of remodels, the fact that no new space had been constructed, and an explanation of the coastal policy. Irv was referred to Developmental Services for further information. support the ordinance

**REPORTS FROM GOVERNAMENTAL OFFICIALS** – It was reported that Marion's absence was due to his wedding. No other representatives were present.

**FOLLOW-UP FROM LAST MEETING**

- John Greenhalgh reported that a meeting has been set at 10am on July 24<sup>th</sup> with Jamie Fox and Kevin Faulconer. Bicycles were being provided by Charlie Shaw's business. The plan is to stripe only the center areas and insure that arrows only point in one direction.
- Richard Miller was not present to provide an update on the Parking issues.

## INFORMATION WORKSHOPS

- **Mission Boulevard Traffic Mitigation Efforts**

A map from Gary Pence was distributed and Mike Meyer explained what was being discussed. The idea is to move the loading zones around the corner to Ventura from Mission Boulevard, shift the median to be able to have use of a third lane for weekends. Jason Evans the new owner of the coffee shop across the street on Mission Boulevard indicated that he would not be opposed to the loss of the parking spaces in front of his store if it was just on the weekends. He would object to the loss of any sidewalk area and would not want construction during the summer. He is in the process of applying for a loading zone for the front of his store. The Italian restaurant would be impacted by any change. Delivery vehicle access is an issue. This issue will be placed on next month's agenda as an action item. Affected businesses need to be notified of pending action. Mike Meyer will draft notices for businesses and deliver them to Pam Glover for distribution.

- As a sidebar issue Mike Soltan expressed concern about the closure of Ventura on July 4<sup>th</sup>. This was discussed at the Mission Beach Town Council meeting in depth and Pam Glover referred Mike to the Police for more information.

- **BYLAWS Discussion**

Susan distributed Information about three sections of the Bylaws, Meeting attendance, Standing Committees and Outreach. The shell will be adopted and has a more lenient policy for attendance although the total number is the same at 4 missed meetings a year. In terms of our building review process, the board previously determined that the plans will be reviewed by individuals from the community or board as appointed by the chair not by a committee of the board. These reviewers will bring their comments to the board with a recommendation for action. Pam will document this procedure for the Bylaws.

Outreach efforts currently include posting of agendas on the MB Town Council Web site and the new San Diego Planning site, with supportive articles from Dave Mannis at the Beach and Bay Press. Project managers need to be contacted in advance of the meetings by the Chair if their project will be on the agenda. Additional communications efforts will be developed on a case by case basis.

- **How we review a Plan – Mike Meyer**

The city is conducting a How to Review a Plan Workshop on the 29<sup>th</sup> of June, but this item was placed on the agenda in order to look at our local issues. Mike clarified that the first thing to do is to determine which side of the court the building is on – odd numbers are on the north side. There are requirements to angle the upper area of the building to allow sunlight on the courts. Set backs are different – 10 feet rather than 15 – from Santa Clara North. Setbacks also differ between alleys and places. Landscape/softscape is supposed to measure as 50% of the area. Dennis reminded us of the 36 inch limit in front yards. David Lombardi and Pam Glover both referred to the PDO for further clarification.

## ACTION ITEMS

### **Appointment of Community Planning Committee Representative and Alternate**

Susan Announced that the CPC meetings no longer conflict with our schedule. She asked for volunteers interested in serving as an alternate for these meetings. Pam Glover was the only board member present that expressed an interest. Gary explained that this position was one that was appointed by the chair. Susan proceeded to appoint Pam Glover to serve as her alternate representative to the CPC.

## CONSENT – None

### BOARD COMMUNICATIONS

- John Greenhalgh mentioned that an individual on his court suggested that we consider having planters installed on the seawall with plants potentially donated by local nurseries and maintained by the residents. While the board is open to suggestions, there were a lot of concerns expressed regarding vandalism of the planters, safety issues, watering and maintenance of the plants to name a few. The chair indicated that two members of the board need to endorse any project being brought to the board for consideration. Susan Thorning offered to be the second board member for the planter project if the individual suggesting this project will take a proactive role to prepare a budget and research the idea with the appropriate city staff.

### Two additional projects were mentioned:

- David Lombardi mentioned the 4x4 sign posts and asked if it would be possible to fund better posts with lights. He offered to do the research and has the support of Tommy Saska to proceed.
- Chris Cott suggested that a better project would be to consider landscaping for the median on West Mission Bay Drive.
- Dennis Lynch raised some issues about the landscaping requirements being imposed upon projects at the beach that have the impact of blocking views and creating shadows on the beach. Dennis expressed concern that we are still waiting for diminimus changes (7 years now) to our PDO, and that the new interpretation of landscaping requiring developers to install 2 trees in the front yard conflicts with the retention of view corridors.
- Motorized vehicles on the boardwalk – Mary Saska asked about the legality of Segways on the boardwalk. Mike Meyer responded that everything (scooter, skateboards, etc.) is illegal except for the Segways and motorized wheelchairs which the city considers in the same accessibility category.
- Indemnification: The Glovers brought up the indemnification issue and an article in the paper about La Jolla's Planning Board losing indemnification. City Attorney Aguirre is reviewing their indemnification and isn't backing them as of this moment. David Lombardi asked that we send a letter to the city asking for clarification of this issue. This was seconded by Susan Thorning and passed unanimously.

### BUILDING PLAN REVIEWS – None

#### Motion 2 to Adjourn at 8:31 p.m.:

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

**Vote:** For: 9      Against: 0      Abstain: 0

Respectfully submitted by,  
*Chris Cott*  
Chris Cott, Acting Secretary