

**Mission Beach Precise Planning Board
Agenda: February 20, 2007 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions:

Call to Order

Approval of Minutes for January 16, 2007

**Request from Mike Meyer to revoke vote on 3916 Mission Boulevard –
Fletcher Lot Line Adjustment due to wrong paperwork**

Accept attachment to minutes from Mike Meyer

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

- **Katherine Fortner, Community Representative, Office of Congresswoman Susan A. Davis**
- **Bob Pence – Traffic Mitigation and Use of Transportation Amelioration Fund**
 - **Request for Approval of Median Design for Mission Boulevard, review of letter to impacted property owners and discussion of loading zone issues**
 - **Request for Approval of Stoplight/Crosswalk at end of Bayside walk**

Action Items

- **Nominations for Board Openings**
- **Tom Lochtefeld – Approval of Special Events Permit for Temporary Flying Reef**

Discussion Items

- **Relocation of end of court beach rule signs – John Greenhalgh**
- **Replacement of Wooden posts on ends of Courts – David Lombardi**

Building Plan Review

- **3811 Mission Boulevard – Fletcher Lot Line Adjustment Reconsideration**
- **3528 Bayside Walk – Demolition and rebuild**
- **806 Ensenada Court**
- **Project 25649 on Whiting Court**
- **3948 Bayside Walk – project previously denied June 2004**

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.

Mission Beach Precise Planning Board
Tuesday, January 16, 2007
Belmont Park Community Room
Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Gary Glover	Pamela Glover	Carol Havlat
Jim Keller	John Greenhalgh	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 7:05 p.m.
Peggy Bradshaw was assigned to be secretary for the meeting.
- **Approval of minutes** for November 2006 as corrected
Motion 1 to approve: by Gary Glover **Second:** by Mike Meyer
Vote: For: 12 Against: 0 Abstain: 0
- **Revisions to Agenda**
Motion 2: Gary Glover made a motion to change the Belmont Park item to an information item rather than an action item. Seconded and approved unanimously by the members present at that time.
Vote: For: 12 Against: 0 Abstain: 0
- **Chairman's Report:** Susan indicated that she will attend the monthly **CPC meeting on January 23rd**. **Brown Act Compliance Training on January 25th** needs two representatives from our board to attend. Pam Glover indicated that she was already registered and Susan Thorning will attend if Richard Miller is unable to go. We have already implemented most of the suggestions regarding compliance. A recent change is that our agendas will be posted at our meeting location in Belmont Park 72 hours in advance as well as being posted to the San Diego Planning website. Our new city representative Daniel Monroe was unable to attend this evenings meeting. Susan thanked Richard Miller, Peggy Bradshaw, and non-board member Alan Rezner for participating in the Bylaws Review meeting held last month.

PUBLIC INPUT –

- Judith Kirshner, of 731 San Gabriel, wanted some input as to how our community can address the new buildings that are tall and straight and block views and sunlight. She is willing to carry a petition relating to this issue in the neighborhood if it would help.
- Judy also wished to report the conversion of a 4th floor elevator shaft to living space in violation of our code. These issues will be referred for appropriate follow-up.

REPORTS FROM GOVERNAMENTAL OFFICIALS

- Jamie Fox could not attend our meeting but asked us to announce Kevin Faulconer's Press Conference for the Re-striping of the Boardwalk on Thursday the 25th at 2pm at Jamaica Court. This will be followed by a visit from Susan Davis.

- **Maintenance Assessment District** - Clay Bingham, Assistant Deputy Director
Clay presented the budget and clarified the various categories of expenditure and income. For the second year in a row, their department is recommending that we not assess the district due to excess reserves. A discussion regarding the use of fund balances indicated that the use is limited to tree trimming and maintenance on Mission Boulevard. These uses could be expanded. However, a re-ballot of the district would require an engineering survey at a cost of \$20 to \$30,000. A general questionnaire sent to the district to get feedback on area interests and to evaluate suggested items to be considered would cost about \$2,000 to \$3,000.

Motion 3: MSP by Pam Glover to support the waiver of assessment in 2008 and to form a sub-committee to investigate community interest in Mission Beach Boulevard improvements.

Vote: For: 11 Against: 0 Abstain: 0

Pam Glover agreed to chair this sub-committee with Gary Glover, Mary Saska and Jim Keller

INFORMATION ITEM – Belmont Park Phase II Redevelopment – Tom Lochtefeld

Tom presented preliminary plans for Phase II redevelopment of the Belmont Park property to include a 300 plus room 3 to 4 star Hotel and underground parking. Phase I improvements have resulted in 100% occupancy but insufficient revenues to maintain the property. Tom cited a series of constraints that make this project challenging to operate: leasehold only, coastal zone and city park constraints, lengthy review process, the Plunge which operates at a loss, lack of controlled parking, seasonal impacts on retailers, crime on south lot and negative press.

His redevelopment proposal is an aggressive effort to make this a more viable investment grade property. His plan proposes a hotel that is geared toward families which would generate the clientele needed to make this project successful on a year round basis. The Plunge and athletic club would be adapted and remain as a part of the hotel. Carousel way would be expanded and the midway entertainment zone would remain as a strong component with access and entry improvements from Mission Boulevard. The parking would be under the entire hotel and would connect the north and south lots almost tripling the current parking. Three floors of parking (one underground) would be wrapped with a retail component and topped with hotel rooms. This expansion of parking would require extension of the current lease to the south lot. The impact of the resulting building profile in the south lot would be two feet higher on the boardwalk and four feet higher on Mission Boulevard. A positive result of connecting the south and north lots underground would be an improvement in traffic flow with traffic entering from Ventura and exiting onto Mission Boulevard. However, this shift would require the parking to be converted to controlled paid lots.

Tom indicated that this should be viewed as a rebuild instead of an expansion. Architectural elements would be salvaged and replaced but this demolition would allow for better planning and use of the space available. The Lifeguard station and bathrooms would be relocated and structured to improve access to the beach. The alteration would allow for the building on the boardwalk to be pulled back and opened up to be more pedestrian friendly. Tom will be looking into overturning Prop G in order to extend his lease and a vote to raise the height for the hotel. A Flying Reef for out of ocean surfing is planned for the south area.

Tom has already made one presentation to the Mission Beach Town Council and his drawings are undergoing changes in response to public input. Preliminary cost estimates are in the \$60 to \$80 million dollar range. Tom's plan is to bring back a better illustration to our next meeting along with a request for a special permit for a temporary flying reef which would be 3 feet deep and be removed by Memorial Day.

Board feedback was that this is a project which has some major hurdles to overcome with lots of public process. However, there were also comments wishing Tom "Good Luck" with his vision. Concerns were expressed about the impact of this project on area retailers, loss of free parking and impact on parking availability for employees, residents and customers. David Lombardi suggested that Tom look into something other than the

chain link fencing they are using around the bar area for security. Positive comments focused on the potential improvement to the traffic flow through the underground and the project bringing families into the area.

BUILDING PLAN REVIEW

- **732 Brighton**

Presented by Mike Meyer who indicated that the 6 foot solid fence also has a lattice on top.

Motion 4: by Mike Meyer to approve with the condition that the lattice is removed

Second: by Dennis Lynch

Submitted as: For: 13 Against: 0 Abstain: 0

- **750 Island**

Presented by Mike Meyer who expressed some concern that views might be impacted by the trees. However, he recommended approval of the conversion of these apartments to 2 condos.

Motion 5: by Mike Meyer to approve **Second:** by Gary Glover

Submitted as: For: 13 Against: 0 Abstain: 0

- **729-735 Jersey Court**

Presented by Dennis Lynch with six issues identified:

- **(1) Under consolidation of two lots, guidelines require side yards to be 6 feet or 10% of the width on both sides.**
- **Two architectural elements in the side yard setback**
 - **(2) Double tiered eave**
 - **(3) Cover over side door**
- **(4) Front yard stairs exceed 36 inches**
- **(5) Porches 48 inches in front yard setback**
- **(6) Fence plus retaining wall on the alley is too high**

Motion 6: by Dennis Lynch to approve **Second:** by Mike Meyer

Submitted as: For: 11 Against: 2 Abstain: 0

Minority Opinion: It is important that we enforce the code because they are based in safety and maintenance issues. However, if we are too strict in our interpretation, we will end up with nothing but block houses.

- **3916 Mission Boulevard – Fletcher Lot Line Adjustment**

Kevin Gaynor of Landmark Consulting was present to represent the Property Owner

Presented by Mike Meyer as a change of the entrance to the property

Motion 7: by Mike Meyer to approve **Second:** by Mike Soltan

Submitted as: For: 13 Against: 0 Abstain: 0

BOARD COMMUNICATIONS

Reminder from the chair about the re-striping press conference on the boardwalk.

ADJOURNMENT - MSP(Motion, Seconded and Passed) to Adjourn at 9:25 p.m.

Respectfully submitted by,

Peggy Bradshaw

Peggy Bradshaw, Acting Secretary

*Meeting attendees expressing interest in Board: Charlie Corrigan, 2695 Mission Boulevard at San Luis Rey. charles@gmail.com