

**Mission Beach Precise Planning Board  
Agenda: January 16, 2007 at 7:00 p.m.  
Belmont Park Community Room**

**Opening Functions:**

- Call to Order**
- Approval of Minutes for September 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**

- Bob Murphy – Request for Approval of 2007 Budget for Mission Beach Maintenance Assessment District**

**Action Items**

- Belmont Park Phase II Redevelopment**

**Building Plan Review**

- 3916 Mission Boulevard – Fletcher Lot Line Adjustment**
- 729-735 Jersey Court**
- 750 Island**
- 732 Brighton**

**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, February 20, 2007. Please call Susan Thorning at (858) 336-6474 to request items for the agenda.**

**Mission Beach Precise Planning Board**  
**Tuesday, November 21, 2006**  
**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	Richard Miller	Charlie Shaw	Susan Thorning

**Absent:**

Mary Saska	Tom Saska	Mike Soltan
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**OPENING FUNCTIONS**

- **Meeting was called to order** by Chair Susan Thorning at 7:01 p.m. David Lombardi was assigned to be secretary for the meeting.
- **The meeting was turned over to Councilman Kevin Faulconer for a Swift Response Celebration.** The Police Chief, members of his staff and community officers were introduced and congratulated. Pam Glover cut a very chocolate cake and a representative from USD distributed coffee mugs to the police representatives before the meeting was turned back to the board.
- **Approval of minutes** for October 2006  
**Motion 1 to approve:** by Jim Keller      **Second:** by Gary Glover  
**Vote:** For: 10    Against: 0    Abstain: 0
- **Revisions to Agenda – none**
- **Chairman’s Report:** \***Brown Act Compliance** discussions continue at the city level regarding Planning Board compliance. Please note, if we set up an *ad hoc* committee with a set deadline, no compliance with the Brown Act is required. By contrast, regular committee meetings do need to comply. \***Mission Beach Assessment District** will be discussed in January. We need to decide if we wish to petition the district to expand services provided in the area. Further discussion was deferred to the end of the meeting. \***Code Enforcement Meeting** - Richard Miller requested that we place a notice at the bottom of our agenda to indicate that a code enforcement meeting is convened as needed at 9am the Monday following our meeting at Kojacks on Ventura Place. \* **New Government Liaison** is being assigned to our group – Dave Potter. \* **Board Contact List** has been updated and will be sent out next month. \***Reminder - No regular meeting in December.**

**PUBLIC INPUT –**

- Alison Herr – Director of Women’s Issues at USD and Kate Sullivan local resident and student at USD asked community to support the “take Back the Night” March and Rally Saturday night at 5PM in Belmont Park South Parking Lot. It is especially important for men to show up and support this initiative.

**REPORTS FROM GOVERNAMENTAL OFFICIALS – Marlon Pangilinan is being reassigned.** He has been informed that Dan Monroe is the person who will be assigned to us not Dave Potter. Mayor’s office is looking at the city plan and Gary Halbert has been replaced by M. Escobar as Head of Development Services.

## ACTION ITEMS

- **Additional Lane on Mission Boulevard** (Board member Charlie Shaw moved to audience due to conflict of interest.) Gary Pence described the proposal. Susan Thorning reported that all businesses had received notice of the action being taken and feedback was received from some. Potential parking loss was primary concern as well as safety of pedestrians if buffer lost. Parking on the east side of the street would not be lost if the median was not replaced, but a barrier to prevent turns across the median into allies is important. Loss of median is a concern for pedestrian safety crossing the street. Public input from businesses included:
  - Concern over the cost versus the benefit of 20 seconds gain per vehicle when the city is hurting for funds. Parking loss is a severe problem.
  - Parking is precious in this area. Deliveries are already difficult. Luigis restaurant actively uses these spaces for pizza deliveries. After hours, residents need these spaces as there is limited overnight parking available in the area.
  - Other concerns raised: How will this be administered if people don't read the signs and park in the space? Want to be sure that sidewalks will not be narrowed. Concerned that relocation of median could have an impact on the two lanes which turn onto Mission Boulevard. Will removal of median create potential for accidents at this intersection?

**Motion 2: by Richard Miller** to table      **Second:** by Gary Glover

Brief discussion as to what could be gained by tabling this vote as all information has been gathered and is before us. The motion was withdrawn and further discussion was broken into two pieces.

**Motion 3: by Mike Meyer** that the Board is opposed to eliminating any parking spaces on the East side of the street in order to implement this project.      **Second:** by John Greenhaugh  
**Vote:** For: 10    Against: 0    Abstain: 1

**Motion 4: by Mike Meyer** to approve the concept as follows:

Removal and relocation of median with painted stripes and traffic barriers not raised median to be utilized on weekends and major beach holidays from 12 to 6PM May 15 to September 15

**Second:** by Dennis Lynch

**Vote:** For: 6    Against: 4    Abstain: 1

The planning Board then voted priority spending of the Belmont Fund between **traffic improvement, re-striping, and more lights**. Traffic improvement was the number one priority followed by re-striping. Security Cameras were not included.

- **John Greenhaugh – recommendation for waiver of 2 consecutive meeting requirement.**

**Motion 5: by Pam Glover** to approve      **Second:** by Peggy Bradshaw

**Vote:** For: 11    Against: 0    Abstain: 0

## BUILDING PLAN REVIEW

- **832/834/838 San Jose Place Presented by Paul Ross for Mike Turk (solar project)**  
Stairs violate PDO, Setback on Bayside in this area should be 5 feet not 10 feet. There is a deck encroachment and concerns over 3 foot heights being maintained in front yard. Of particular concern was section 103.0526.4 - Minimum yards.

**Motion 6: by Dennis Lynch** to approve with conditions      **Second:** by Richard Miller

**Submitted as:**      **For:10      Against:0      Abstain:0**

- 2617 Oceanfront Walk – represented by Owner Mr. Mumy and Jose Castaneda**  
 Discussion started with a review of the document prepared by Matthew Peterson justifying a variance. **Section A: Special Circumstances that apply to this piece of land that do not apply generally.** The applicant argues that this property is unusual in that it does not have a boardwalk in the “front yard”. The enforcement of the setback would deprive the owner of use of space granted to other neighbors in the same area. Rebuttal: The owner appears to be expecting to take full use of both sides of the property as “back yard” and pushes into the space that would be used if an extension of the boardwalk were to occur.  
**Motion 7: 3 Board members supported this argument 8 Denied the argument**  
**Section B: Hardship issues** – Mike Meyer pointed out that this owner has 5 feet more buildable space than most lots in the area.  
**Motion 8: by Mike Meyer** to deny the variance approve due to hardship  
**Second:** by Peggy Bradshaw  
**Vote:** For: 6 Against: 2 Abstain: 3  
**The request for the variance fails since all four requirements can not be met.**
- 836 Ensenada & 830 Ensenada Place represented by Ken Discenza**  
 Several issues were mentioned including planters may be too high, side yards are limited to 6 feet, pop-outs are an issue and the 3 foot height limits  
**Motion 7 by Dennis Lynch to approve with conditions** **Second:** by Richard Miller  
**Vote:** For: 11 Against: 0 Abstain: 0
- 2663 Ocean Front Walk represented by Ken Discenza**  
**Dennis cited issues with the planter walls which are already at 5 feet, the 15 ft setback on Asbury Court and the south side fence**  
**Motion 4: by Dennis Lynch** to approve with conditions **Second:** by Richard Miller  
**Vote:** For: 11 Against: 0 Abstain: 0
- 2742 Strandway represented by Ken Discenza**  
 The roof is a concern as the deck goes over the offset and there is no rail. Planters must not exceed 3 feet.  
**Motion 6: by Dennis Lynch** to approve the project with these conditions  
**Second:** by Richard Miller **Vote:** For: 11 Against: 0 Abstain: 0

**BOARD COMMUNICATIONS**

Richard Miller indicated that he would be convening a meeting of the code compliance committee at Kojacks next Monday to review a letter to be sent to residents parking in side yards in violation of the code.

**ADJOURNMENT - MSP to Adjourn at 9:20 p.m.**

Respectfully submitted by,  
*David Lombardi*  
 David Lombardi, Acting Secretary