

**Mission Beach Precise Planning Board
Agenda: July 15, 2008 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions

Call to Order

Approval of Minutes for previous meeting(s)

Administrative

Revisions to Agenda*

Chairman's Report -

Requesting

Note Map waiver action on 817 Ostend Court August 2007 ?

Note Map waiver action on 825 Ostend Court August 2007 ?

Secretary's Report

Public Comment

Reports from Government Officials

Angela Abeyta - Finance

(Vacant Positions)

Building Plan Review

Remodel and addition of 3450 Bayside Walk

map waiver of 3671 Ocean Front Walk -

map waiver of 728, 2729-35 JerseyCourt

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 Sept 16, 2008; please call Richard Miller at (858) 488-0360 to request items for the agenda.

**Mission Beach Precise Planning Board
Tuesday, May 20, 2008
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Jim Keller	David Lombardi
Dennis Lynch	Mike Meyer	Richard Miller	Carlton Nettleton
Mary Saska	Charlie Shaw	Debbie Watkins	

Absent:

Jasmine Kung

OPENING FUNCTIONS

- **Meeting was called to order** by Chair Richard Miller at 7:05 PM.
- **Approval of minutes** for April 2008
Copies of the draft of the April 15, 2008 Minutes were distributed and reviewed. Carlton Nettleton noted that the wording regarding approval of the March 2008 Minutes needed to be corrected to accurately reflect the outcome of Dave Lombardi's motion to change the wording of Motion 5 concerning the dormer at 742 Yarmouth Court, and approval of those minutes. In addition, the Secretary will correct the name of the Board member regarding discussion of 815 Deal Court from "Jim Keller" to "Mike Meyer".

No motion was made to approve the Minutes of April 15, 2008. Carlton Nettleton will provide the Secretary with the correct wording regarding Dave Lombardi's motion concerning the dormer at 742 Yarmouth Court, and approval of those minutes. The Board will review the wording for approval at the June 17, 2008 meeting.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
The Chair informed the Board that the Agenda for this meeting was not submitted to the City in time for proper public notice. As a result, building review discussions should not be heard because any action taken would not be binding. After discussion, a motion was made to table any discussion regarding **822 Portsmouth Court** until the June meeting.
Motion 1 was made by Carlton Nettleton and seconded by Dennis Lynch to table discussion and action regarding 822 Portsmouth Court until the June Meeting.
For: 9 Against: 0 Abstain: 0
Motion passes.

With regard to **725 Yarmouth Court** [not "7725" as reflected on May 20, 20087 Agenda], Dave Lombardi stated that he would be representing the property owner and would like to discuss the issue during this Board Meeting and understands any action would not be binding.

A discussion regarding the **Pedicab Regulation Program** in the beach area will be presented at a later date because no representative of the program attended this meeting.

- **Chair's Report**

Richard Miller informed the Board that the Beach Area Community Court needs volunteers to handle minor offenses committed by first time offenders under age 21. Volunteers will go through training conducted by the City Attorney's Office.

- **Secretary's Report**

1. **Airport Noise Advisory Committee.** Debbie Watkins appraised the Board that Mission Beach has two (2) noise monitoring systems installed by the Regional Airport to monitor airplane noise and flights over South Mission Beach, and the MBPPB is not represented on the Airport Noise Advisory Committee like other community planning boards within close proximity to the airport where airplane noise and flights impact the community on a daily basis, and that it would behoove the Board to appoint a person to represent the interests and concerns of North and South Mission Beach.

Peggy Bradshaw made a motion that the Secretary draft a letter to the appropriate person at the Airport Noise Advisory Committee for the Chair of the MBPPB to sign authorizing Debbie Watkins to represent the MBPPB on this committee for review and approval at the June meeting of the MBPPB.

Motion 2 to was made by Peggy Bradshaw and seconded to direct the Secretary to draft a letter to the Airport Noise Advisory Committee for the Chair's signature authorizing Debbie Watkins to represent the MBPPB on this committee for review and approval at the June Board Meeting.

For: Unanimous Against: 0 Abstain: 0

Motion passes.

2. The Secretary informed the Board that the City needed a copy of the October 17, 2007 Minutes regarding the condo conversion at "3671" Oceanfront Walk that was discussed at this meeting. After a review of the records, it was learned these Minutes reflected the address "3617" Oceanfront Walk. The address typo was corrected and the minutes were forwarded to the City for their decision-making process. The Secretary made a motion to approve the address correction in the October 17, 2007 Minutes because of a typographical error.

Motion 3 was made by Debbie Watkins and seconded to approve the address correction from "3617 Oceanfront Walk" to "3671 Oceanfront Walk" because of a typographical error in the October 17, 2007 Minutes.

For: Unanimous Against: 0 Abstain: 0

Motion passes.

PUBLIC COMMENT

Mike Meyer informed the Board that the cost for design work on the Mission Beach Recreational center is \$80,000, and ramps for handicapped need to be finished on Bayside Lane.

REPORTS FROM GOVERNMENT OFFICIALS

- Thyme Curtis, Community Representative, Councilmember Kevin Faulconer, District II
 1. Kevin Faulconer voted against the pay raise to the City Council and relinquished his car allowance.
 2. Burned-out lights have been fixed.
 3. MBPPB needs to appoint a sub-committee to work on the Amendments to the Mission Beach PDO and appoint a point person to work with Kevin Faulconer's office and the Development Services Department of the City on this matter.

Richard Miller said the Board would address the matter later in the meeting and the designated point person would contact Thyme at a later date.

- Katherine Fortner, Community Representative, Office of Congresswoman Susan Davis
 1. Susan Davis voted for a fiscally responsible budget in the House that emphasized aiding the economy and increases for health care and education that passed.
 2. The House did not pass legislation regarding green house gas for cars but a sub-committee will hear the matter.

Richard Miller requested that the MBPPB be notified when Susan Davis conducts town hall meetings in San Diego.

ELECTION TO FILL VACANT POSITIONS

The Chair told the Board that because there were no nominations to fill the remaining three (3) vacant positions on the Board, the positions will remain vacant (2 in Area 1, and 1 in Area 4).

BUILDING PLAN REVIEWS

1. **725 Yarmouth Court – no property representative present. Dave Lombardi stated that he would be representing the property owner even though public notice was not given and the property owner wanted to be present.**

The property owner wants to build a 10-ft. dormer instead of an 8-ft. dormer on the third floor. He stated that the increase doesn't have an effect on anyone external to the house, and that the 4 requirements are addressed to meet the granting of a variance: (1) the unique small size of the lot; (2) reasonable use "to get out of bed"; (3) harmony – not detrimental to public health, doesn't decrease sunlight; and (4) land use plan conforms with Coastal Commission and PDO.

After discussion, a motion was made to deny the dormer change from 8 feet to 10 feet because it does not meet the standard requirements for "reasonable use."

Motion 4 was made by Mike Meyer and seconded to deny the dormer change at 725 Yarmouth Court from 8 feet to 10 feet because it does not meet the standard requirements for "reasonable use."

For: 2 Against: 7 Abstain: 0

Motion does not pass.

Then, Dave Lombardi pointed out that the PDO amendments made recently would change the 8-foot dormer requirement to 10 feet. Carlton Nettleton reminded the Board that those PDO changes would not become law until 2010. After further discussion, a motion was made to consider granting a variance for the dormer that would be consistent with changes in the law for a 10-foot dormer as defined in the proposed PDO.

Motion 5 was made and seconded to grant a variance for the dormer at 725 Yarmouth Court that would be consistent with changes in the law for a 10-foot dormer as defined in the proposed PDO.

For: 7 Against: 2 Abstain: 0

Motion passes.

SUBCOMMITTEE APPOINTMENT.

The following Board members were appointed to the PDO Subcommittee to respond to changes recommended from the City to the Amendments to Mission Beach PDO. Dave Lombardi, Dennis Lynch, Jim Keller, Mike Meyer, and Peggy Bradshaw, who will be the point-person with

Kevin Faulconer's office to work with the City, help with wording, and generate minutes. The subcommittee will bring changes discussed at meetings to the Board for review and approval.

BOARD COMMUNICATIONS

Any additions to the agenda need to be to the Chair 10 days PRIOR to the scheduled Board meeting.

ADJOURNMENT

Motion 6 was made and seconded to ADJOURN at 8:45 PM.

VOTE For: Unanimous Against: 0 Abstain: 0

Meeting was adjourned.

Completed by:
Debbie Watkins

**Mission Beach Precise Planning Board
Tuesday, June 17, 2008
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Jim Keller	Jasmine King
Dennis Lynch	Mike Meyer	Richard Miller	Carlton Nettleton
Mary Saska	Debbie Watkins		

Absent:

David Lombardi	Charlie Shaw
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OPENING FUNCTIONS

- **Meeting was called to order** by Chair Richard Miller at 7:05 PM.
- **Approval of minutes** for April 2008
Copies of the draft of the April 15, 2008 Minutes were distributed and reviewed. Upon motion duly made and seconded, the Board approved the wording regarding Dave Lombardi's motion concerning the dormer at 742 Yarmouth Court, and approved the Minutes.

Motion 1 was made by Carlton Nettleton and seconded by Peggy Bradshaw to APPROVE the April 15, 2008 Minutes as written.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

- **Approval of minutes** for May 2008 Minutes
Copies of the draft of the May 20, 2008 Minutes were distributed and reviewed. Upon motion duly made and seconded, the Board approved the May Minutes with corrections.
Motion 2 was made by Carlton Nettleton and seconded by Peggy Bradshaw to APPROVE the May 20, 2008 Minutes with corrections.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Motion 3 was made by Carlton Nettleton and seconded to ADD discussion of PDO changes prepared by the PDO subcommittee to the Agenda.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

- **Chair's Report**
Richard Miller informed the Board that the report to the Hearing Officer for June 18, 2008 recommends approval of variances for dormers at 715 and 742 Yarmouth Court.

- **Secretary's Report**
None.

PUBLIC COMMENT

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Katherine Fortner**, Community Representative, Office of Congresswoman Susan Davis
 1. Susan Davis voted for tax savings to businesses for “green” energy uses.
 2. Concern was expressed to the Airport Noise Advisory Committee (“ANAC”) that an FAA representative has not attended meetings of the ANAC. The ANAC stated that an FAA representative is planning to attend the next meeting in July 2008.
 3. Susan Davis voted to extend unemployment benefits an extra 26 weeks.

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
 1. In Pacific Beach, the handrail by the lifeguard tower will be replaced by July 4th and painted to stop rust.
 2. Thyme informed the Board that she is working with Jasmine Kung on the pothole survey and that pothole problems can be reported to the Street Division website via e-mail.
 3. Thyme told the Board she is looking forward to working with the Board’s subcommittee on PDO changes.

The Chair requested that Peggy Bradshaw send a copy of the changes to Kelly Broughton of the Planning Department.

- **Lesley Henegar**, Senior Planner, Community Planning of the San Diego Planning Department stated she would like to receive a copy of the Agendas.

- **Angela Abeyta**, Project Manager, CPCI-Facilities Financing; and **Howard Greenstein**, of Parks and Recreation of the San Diego Planning Department shared information about park facilities as part of a “facilities financing plan” and putting together the first financing plan for Mission Beach. This is part of the General Plan Update from 1979. The process would include collecting information on infrastructure contrasted with a development impact fee to create provisions, guidelines, and standards to be met by Parks and Recreation in the citywide Master plan. The Park and Recreation element for Mission Beach would be a 20/30 plan acreage requirement. New policy “equivalencies” or alternative methods to apply new parkland opportunities in old areas such as empty buildings reserved for publics can be used to create opportunities. The first step in the process would be to form a subcommittee to provide input to Parks and Recreation and CPCI-Facilities Financing and identify capital improvement projects in Mission Beach.

The Chair told Ms. Abeyta and Mr. Greenstein that a subcommittee would be appointed later in this meeting and he would let her know who the participants would be at a later date.

PDO CHANGES SUBCOMMITTEE UPDATE.

Peggy Bradshaw distributed a draft of the subcommittee’s comments based on its review of Kelly Broughton’s Memorandum dated March 11, 2008 to Councilmember Kevin Faulconer regarding Amendments to the Mission Beach PDO. After review and discussion of the proposed modifications, the Board approved in principle the seven (7) areas of comments listed below in the subcommittee’s Review Memorandum, with further modifications to the wording contained in the “Use of Trees in Landscaping” section. Peggy will meet with Dennis Lynch in this regard.

- Calculation for Carports
- Yard Front
- Increased Parking Based on Number of Bedrooms
- Proposed Non-Variance Request
- Definitions and Rules for Calculation and Measurement of Grade
- Encroachments into Front Yards
- Uses of Trees in Landscaping – establish wording that “trees are optional.”

Peggy explained that the subcommittee’s main intent was to propose a reasonable, workable PDO, not one in which adherence will be impossible. It was determined that the Memorandum will be sent to Councilmember Kevin Faulconer and a copy sent to Kelly Broughton, the Director of Development Services Department, with a request that the Board would want to help draft wording with the City Attorney’s Office and receive a copy of the final form of the document.

Motion 4 was made by Mike Meyer and seconded by Carol Havlat to APPROVE IN PRINCIPLE the PDO changes prepared by the PDO subcommittee in response to Kelly Broughton’s Memorandum dated March 11, 2008 regarding Amendments to the Mission Beach PDO, with modifications to the wording contained in the “Uses of Trees in Landscaping” section.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

MAP WAIVERS

1. 3671 Ocean Front Walk – no property representative present.

Motion was made and seconded to approve map waiver for condo conversion.

Motion 5 was made by Mike Meyer and seconded by Jim Keller to APPROVE Map Waiver for condo conversion at 3671 Ocean Front Walk.

VOTE For: 9 Against: 0 Abstain: 0

Motion passes.

BUILDING PLAN REVIEW

1. 822 Portsmouth Court (demo and rebuild) – no property representative present.

Motion was made and seconded to table discussion of this matter again until the July Board Meeting.

Motion 6 was made by David Lynch and seconded by Jim Keller to TABLE discussion of 822 Portsmouth Court demo and rebuild until the July 2008 Board Meeting.

VOTE For: 8 Against: 1 Abstain: 0

Against: Carlton Nettleton.

Motion passes.

SUBCOMMITTEE APPOINTMENT.

The following Board members were appointed to the FBA Subcommittee to work with Angela Abeyta, Project Manager of CPCI-Facilities Financing and Howard Greenstein of Parks and Recreation to give input to the San Diego Planning Department and Parks and Recreation in creating a finance plan for Mission Beach and identifying capital improvement projects in Mission Beach as part of the General Plan Update: Jim Keller; Jasmine Kung; and Debbie Watkins.

BOARD COMMUNICATIONS

Any additions to the agenda need to be to the Chair 10 days PRIOR to the scheduled Board meeting.

ADJOURNMENT

Motion 7 was made by Peggy Bradshaw and seconded by Jim Keller to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0

Meeting was adjourned at 8:47 p.m.

Completed by:
Debbie Watkins