

**Mission Beach Precise Planning Board
Agenda: October 17, 2006 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions

Call to Order and assign Secretary
Introduce candidates and open election process for on hour of voting until 8 p.m.
Approval of Minutes for September 2006
Revisions to Agenda (additions require 2/3 vote)

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

Reports from Government Officials

Follow-up from prior meetings:

Status Update of Traffic Study at intersection of Mission Boulevard and Ventura by Mike Meyer

Building Plan Review

2617 Oceanfront Walk
832/834/838 San Jose Place
837 Salem Court, 831 Salem Court, 3810 Bayside Walk - Property Line Adjustment
713/715 Dover Court

Advisory Opinion Requested

812/816 Aspen Court Discussion of Lot Split

Announcement of Outcome of Election by Pam Glover

Fiesta Island Presentation - Presenter Mike Singleton

Board Communications

Crown Point Pavilion – Pam Glover

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, June 20, 2006. Please call Susan Thorning at (858) 336-6474 to request items be placed on the agenda.

Mission Beach Precise Planning Board
Tuesday, September 19, 2006
Belmont Park Community Room
Minutes of Meeting

Board Members Present:

Peggy Bradshaw	Gary Glover	Pamela Glover	Jim Keller
David Lombardi	Mike Meyer	Richard Miller	Tom Saska
Mike Soltan	Susan Thorning	Dennis Lynch	

Absent: John Greenhalgh Mary Saska Charlie Shaw

OPENING FUNCTIONS

- **Meeting was called to order** by Board Member Mike Soltan at 7:05 p.m. Chair Susan Thorning arrived after the minutes were approved and chaired the remainder of the meeting.

- **Approval of minutes** for July 2006
 Motion 1 to approve: by Mike Soltan **Second:** by Jim Keller
 Vote: For: 9 Against: 0 Abstain: 0

- **Revisions to Agenda**
 Motion 2 to revise Agenda to add 746 Devon Court made by Gary Glover
 Second: by Mike Soltan
 Vote: For: 9 Against: 0 Abstain: 0

- **Chairman's Report** – Chair reported meeting with Peggy Bradshaw to update Bylaws was completed but the city has a new revised template that they want utilized. Another meeting will be set this next month. A flyer was distributed for a training session: **“What to Know When Reviewing Development Projects” September 28, 2006 in Kearny Mesa.** Mike Meyer was asked to provide an update on the undergrounding which is now expected to occur in 2008.

- **Nominations for Area 3 Replacement of Board Member**
(defined area from north side of West Mission Bay Drive and the south side of El Carmel Place)
Pam Glover read Section 2, Article 4 of our Bylaws to clarify the nomination and election process. Two nominations were made: **Nima Abraham**, the owner of Luigi's At the Beach, nominated by Susan Thorning and seconded by David Lombardi and **Carol Havlat property owner and past board member** nominated by Mike Soltan and seconded by Dennis Lynch. Voting for these two candidates will commence at the start of our next meeting and will be held for one hour. The new board member will be elected by the majority vote of those qualified to vote in area three and will officially sit with the board in November with a term that expires at our next regular election.

NO PUBLIC INPUT

REPORTS FROM GOVERNAMENTAL OFFICIALS – **Jaime Fox** reported that Kevin is working on a variety of issues. The boardwalk striping is expected to be done later in September or October. He is still working on the oversized vehicle issue, as well as the smoking ordinance. The issue of smoking at Lahina's on the deck was raised. When asked who holds the authorizing authority for planters on the boardwalk, Jamie deferred to Pam Glover who indicated that John Hudkins, Park and Recreation Coastal Division, was the contact who should be consulted. He can be reached at 858-235-5914.

FOLLOW-UP FROM LAST MEETING

- Mike Meyer reported that Gary Pence's traffic study has been completed but no recommendations have been made.

BUILDING PLAN REVIEW

- **6 projects adjacent to each other were considered together:**
2924 Mission Boulevard
746 Devon Court
750 Devon Court
737 Dover Court
2938 Mission Boulevard
41 Dover Court

There was some discussion about the feasibility of adding more wires to the existing poles in order to underground. However, since utilities will start being undergrounded as soon as 2008, the board would like to see as much undergrounding done as possible when construction occurs.

Motion 3: by Mike Meyer to approve all of the projects with the condition that they underground utilities. **Second:** by Mike Soltan
Vote: For: 10 Against: 0 Abstain: 0

- 2617 Oceanfront Walk
There was a great deal of discussion about whether the insurance requirement has been met among other things, but the primary issue was that there seemed to be no substantive proof that the property met the requirements for a variance. The board's reviewer for this project brought a copy of the municipal code section 126.0805 to show to the project manager and the property owner. As presented to the board, this property does not meet any of the four requirements that would grant a variance.

Motion 4 by Richard Miller to Table this project was received with a split **vote 5 for and 5 against** by the board. This was resolved by the Chair who agreed to place this item on the next agenda as long as the only issues presented were the qualifications of this project for a variance.

- 3867 Mission Boulevard
Motion 4: by Mike Meyer to approve the project **Second:** by Mike Soltan
Vote: For: 10 Against: 0 Abstain: 0

BOARD COMMUNICATIONS

Pam Glover suggested that board members take the time to familiarize themselves with the Fiesta Island Project. A presenter will be coming to the next meeting to provide an update.

ADJOURNMENT

Motion 2 to Adjourn at 8:30 p.m.: **By:** Pam Glover **Second:** by Richard Miller
Vote: For: 10 Against: 0 Abstain: 0

Respectfully submitted by,

Jim Keller

Jim Keller, Acting Secretary