

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

Board Members Present:

Pamela Glover	Carole Havlat	Jim Keller	David Lombardi
Dennis Lynch	Richard Miller	Mike Meyer	Carlton Nettleton
Mary Saska	Charlie Shaw	Mike Soltan	

Absent:

Peggy Bradshaw Tommy Saska

OPENING FUNCTIONS

- **Meeting was called to order** by Chair PAMELA GLOVER at 7:01PM.
- **Approval of minutes** for September 18, 2007
CHAIR PAMELA GLOVER did not have the minutes typed prior to the Board meeting; they will be approved at the November meeting.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
No revisions to agenda.
- **Chair's Report**
 - Board members GARY GLOVER and JOHN GREENHALGH have submitted resignations.
 - Chair has copies of the Airport Master Plan and the updated version of the General Plan for the City of San Diego.
 - Chair PAMELA GLOVER will be absent at the November meeting; VICE-CHAIR RICHARD MILLER will serve as Chair in November.
 - Further progress on the installation of lights at El Carmel; holes have been dug and electrical wiring completed, lights to be installed last week of August.
- **Secretary's Report**
none

PUBLIC INPUT

- JOHN GREENHALGH provided information about the construction at 724 ZANZIBAR COURT in preparation for a variance that will be presented to the Board in November.
- JACK BANK, member of SafeBeaches.org, informed the Board the issue of alcohol on beaches would be discussed before the City Council on the 1st Monday of November.
- DAVID LOMBARDI asked the Board how to encourage the San Diego Police to respond to noise complaints on YARMOUTH COURT. Board members instructed LOMBARDI to bring the issue to the Mission Beach Town Council at their next meeting.

REPORTS FROM GOVERNMENT OFFICIALS

- Katherine Fortner, Community Representative, Office of Congresswoman Susan Davis
Dropped off copies of the David Dispatch.

INFORMATION ITEMS

- MaryAnn Green, Representative from the City Attorney's Office
Provided a 20-minute discussion on the updated rooming house ordinance to deal with the issue of "minidorms". She described the new ordinance will not allow rooming houses in RS zones. The City Attorney's office attempted to close all the loopholes by making a distinction that a single dwelling may no more than three integrated economic units. The updated ordinance will be voted on before City Council in late October.
- Bob Puetz, Director of Events Wavehouse
Scott Bernet, Representative from Scott Bernet Architects
Vladimir Balotsky, Representative from the City Attorney's Office Real Estate Assets

Provided a 20-minute discussion of the new concept for the expansion of the Wavehouse. The expansion will replace static windows on the NE corner of the Plunge with overhead doors to extend the restaurant into the pool. In addition, the construction will add a new amusement to the east side of the Plunge and raised deck for additional food service. This expansion will be formally presented to the Board at the November meeting.

ACTION ITEMS

none

BUILDING PLAN REVIEWS

1. 3617 Oceanfront Walk – Brian Rowe (Leppert Engineering)

Motion to approve the condo conversion. **Motion passes.**

Motion 1 to APPROVE: by Mike Meyer

VOTE For: 9 Against: 1 Abstain: 0

2. 2617 Oceanfront Walk – no property representatives present

Motion to deny the tentative map waiver for the following reasons: **Motion passes.**

- 1) The building does not observe the 45° angle at heights over 20 feet.
- 2) Fireplace in the side yard encroaches into the 5-foot set back of the interior side yard.

Motion 2 to DENY: by Dennis Lynch

VOTE For: 10 Against: 1 Abstain: 0

Opposed: Charlie Shaw

Motion 3 to AMEND the denial of the tentative map waiver to include the door to the alley on the second floor and request the Board send a copy of our denial to proper representative at the City Attorney's Office in code enforcement: by Carole Havlat

VOTE For: 10 Against: 1 Abstain: 0

Opposed: Charlie Shaw

3. 726 Ensenada Court – no property representative present

Motion to approve the project with the condition the following items are rectified. **Motion passes.**

- 1) Remove the 2-foot overhang on the side entryway.

Motion 4 to APPROVE: by Mike Meyer

VOTE For: 7 Against: 2 Abstain: 0
Opposed: David Lombardi, Richard Miller

BYLAWS UPDATES

Motion 5 to AMEND Article IV, Section 1 "from the planning group's secretary reporting the third consecutive absence or fourth absence in the 12-month period" to "from the planning group's secretary reporting the third absence in the 12-month period": by Dennis Lynch

VOTE For: 6 Against: 2 Abstain: 0
Opposed: Jim Keller, Richard Miller

Motion 6 to AMEND Article V, Section 2 "planning group's policy related to write-in candidates is that write-in candidates are not allowed" to "planning group's policy is that write-in candidates are not allowed": by Carlton Nettleton

VOTE For: 7 Against: 0 Abstain: 0

Motion 7 to APPROVE the bylaws as amended: by Richard Miller

VOTE For: 7 Against: 0 Abstain: 0

BOARD COMMUNICATIONS

none

ADJOURNMENT

Motion 8 to ADJOURN at 9:36 PM by: Richard Miller

VOTE For: 7y Against: 0 Abstain: 0

Completed by:
Carlton E. Nettleton