

**Mission Beach Precise Planning Board
Agenda: October 21, 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 –

FYI the PDO revisions are getting additional review by the City. We expect they will be ready for the November 18 meeting

Vacant Positions

Secretary's Report

Public Comment

Reports from Government Officials

BRAD JACOBSON – City of San Diego - Traffic Engineer

ACTION ITEM – REVIEW AND REQUEST FOR A VOTE OF APPROVAL OF THE DRAFT ORDINANCE RE: PEDICABS

Building Plan Review

805 Deal-- Map waiver

818 Seagirt – demo and new construction

812 Salem (We had this last month, however the architect came in with the revised plans – there were no issues or problems on the plans with our PDO last month.)

Committee Reports

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 November 18, 2008;

Contact Richard Miller by email: rmiller@representative.com to request items for the agenda. Or call 858-488-0360 or 858 272-6350

**Mission Beach Precise Planning Board
Tuesday, September 16, 2008
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

Peggy Bradshaw	Carole Havlat	Jim Keller	Jasmine King (Late)
Dave Lombardi	Dennis Lynch	Mike Meyer	Richard Miller
Carlton Nettleton	Mary Saska	Charlie Shaw	Debbie Watkins

Absent:

None

OPENING FUNCTIONS

- **Meeting was called to order** by Chair Richard Miller at 7:05 PM.
- **Approval of minutes** for July, 2008
Copies of the draft of the July 15, 2008 Minutes were distributed and reviewed. Upon motion duly made, the Board approved the Minutes with changes to the wording of actions taken regarding 817/825 Ostend Court, 729-735 Jersey Court, and 3458-60 Bayside Walk.

Motion 1 was made by Peggy Bradshaw and seconded by Carlton Nettleton to APPROVE the July 15, 2008 Minutes with changes.

VOTE For: 10 Against: 0 Abstain: 0

Absent for vote: Jasmine Kung

Motion passes.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the September 16, 2008 Agenda were distributed and reviewed. Upon motion duly made, the Board approved the Agenda with changes because projects were discussed at its July 15, 2008 Board Meeting.

Motion 2 was made by Mike Meyer and seconded by Carlton Nettleton to STRIKE discussions of 3450 Bayside Walk, 817/825 Ostend Court, and 729-735 Jersey Court, and ADD discussion of 822 Portsmouth Court regarding a Notice from the San Diego Planning Board received by Carlton Nettleton.

VOTE For: 10 Against: 0 Abstain: 0

Absent for vote: Jasmine Kung

Motion passes.

- **Chair's Report**
Richard Miller informed the Board a new policy and protocol will be initiated at Board Meetings whereby motions will be submitted in written form by the person making the motion. In addition, the Chair informed the Board that funding for the Beach Area Community Court runs out on September 24, 2008.
- **Secretary's Report**
None.

PUBLIC COMMENT

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
 1. New regulations for oversized vehicles were sent back to the Mayor for a feasibility study to determine how parking officials will handle ticketing, and will go back to the City Council in October for review.
 2. A permanent alcohol ban will be on the November ballot for the citizens of San Diego to decide.

OTHER

- **Brad Jacobson**, Associate Traffic Engineer
Re: Pedicab Regulations Update
 Mr. Jacobson informed the Board there are too many pedicabs in the Gaslamp quarter of downtown San Diego. The City wants to cap the number of pedicabs downtown and allow pedicabs to be used in other communities such as Mission Beach, La Jolla, and Pacific Beach. A cap in the number of pedicabs and the streets the pedicabs will use in these communities will need to be determined.

No action was taken by the Board. The Chair asked that Mr. Jacobson submit a report to the Board in final form for consideration at its October 21, 2008 Meeting.

- **Hayden Manning**, Caltrans Public Information Officer.
Re: Modification to ON/OFF ramps for I-8 at Mission Bay Drive/Midway Drive
 Mr. Manning was not present and therefore, no discussion took place.

MAP WAIVERS

1. **733 Jamaica Court (3-story, 2-unit stucco building) - No property owner present.**
 After presentation and discussion, a motion was duly made to deny map waiver for this project.

Motion 3 was made by Peggy Bradshaw and seconded by Carlton Nettleton to DENY map waiver because of two 9-ft. fences on each side of the lot in violation of our PDO requirements.

VOTE For: 10 Against: 0 Abstain: 0

Absent for vote: Jasmine Kung

Motion passes.

BUILDING PLAN REVIEW

1. **837 Salem Court (Project No. 162138; demo and new SFR; Dribben Residence) – Timothy Globa of Globa Architecture represented property owner.**
 After presentation and discussion, a motion was duly made to approve plans as submitted.

Motion 4 was made by Mike Meyer and seconded by Dave Lombardi to APPROVE plans as submitted for 837 Salem Court.

VOTE For: 9 Against: 0 Abstain: 1

Abstain: Dennis Lynch

Absent: for vote: Jasmine Kung

Motion passes.

2. 812 Salem Court (Coastal Develop. Permit No. 158334; new SFR) – Stephen Adams, Adams Design Associates and Owner Matt Simpson were present.

After presentation and discussion, a motion was duly made to approve the amended plans.

Motion 5 was made by Mike Meyer and seconded by Jim Keller to APPROVE the amended plans for 812 Salem Court.

VOTE For: 10 Against: 0 Abstain: 0

Absent for vote: Jasmine Kung

Motion passes.

3. 718 Zanzibar Court (Project No. 164096; Variance Request) – Timothy Globa of Globa Architecture represented property owner

Mr. Golba addressed the four findings for variance approval regarding this project as follows:

- (1) There are special circumstances re: Santa Rita Place is an alley situation.
- (2) Circumstances and conditions would deprive owner of reasonable use because he couldn't build to square footage allowed.
- (3) Improvements on first and third floors would be in harmony with general purpose and intent of regulations.
- (4) Light/air on Santa Rita will not be infringed and no views are disturbed.

In addition, the property owner who lives next to this project was present and raised his concerns as an affected party because a second story variance for his building was denied by the City of San Diego six (6) months ago. The City made him adhere to a 10-ft setback and he wants to make sure the 3rd story of this project complies with the 10-ft setback.

After discussion and questions regarding the square footage of the lots involved and possibility of modifying the building plans, a motion was duly made to deny the variance because the second finding for approving a variance is not met as follows:

Motion 6 was made by Carlton Nettleton and seconded by Mike Meyer to DENY the variance because the construction does not impose an undue burden on property owner.

VOTE For: 4 Against: 7 Abstain: 0

Against: Peggy Bradshaw, Carole Havlat, Jim Keller, Jasmine Kung, Dave Lombardi, Mary Saska, Charlie Shaw.

Motion does not pass.

The Chair asked whether there was further discussion on this project. Carlton Nettleton expressed concern about consistency in enforcing PDO requirements and Dennis Lynch pointed out the second condition can be addressed by modifying the plans based on the large lot size. After discussion, a motion was duly made to approve the variance.

Motion 7 was made by Charlie Shaw and seconded by Jasmine Kung to APPROVE the variance request for 718 Zanzibar Court.

VOTE For: 7 Against: 4 Abstain: 0

Against: Dennis Lynch, Carlton Nettleton, Mike Meyer, and Debbie Watkins.

Motion pass.

SUBCOMMITTEE REPORTS

- **FBA Subcommittee** – Debbie Watkins informed the Board that the subcommittee met with Angela Abeyta, Project Manager of CPCI-Facilities Financing and Parks and Recreation to give input in creating a finance plan and identifying capital improvement projects for Mission Beach as part of the General Plan Update. However, after several meetings, Ms. Abeyta informed the subcommittee that the Mayor has put a hold on financing plans at this time and will get back to us in a couple of months to resume discussions.
- **PDO Changes Subcommittee Update** – Peggy Bradshaw requested that the Board table this update until the October Meeting.
- **822 Portsmouth Discussion** – Carlton Nettleton stated that upon closer review of the Notice he received indicates that no action needs to be taken.

•
BOARD COMMUNICATIONS

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

ADJOURNMENT

Motion 8 was made by Charlie Shaw and seconded by Carlton Nettleton to ADJOURN the meeting.

VOTE For: 11 Against: 0 Abstain: 0

Meeting was adjourned at 8:45.m.

Completed by:
Debbie Watkins