

**Mission Beach Precise Planning Board
Agenda: September 16, 2008 at 7:00 p.m.
Belmont Park Community Room**

Opening Functions

- Call to Order
- Approval of Minutes for July 2008
- Revisions to Agenda

Communication (limited to five minutes and items not on agenda)

Reports from Government Officials

Chairman's Report

Secretary's Report

Discussion:

- **Hayden Manning**, Caltrans Public Information Officer – Modification to on/off ramps for I-8 at Mission Bay Drive/Midway Drive
- **Brad Jacobson**, Associate Traffic Engineer - Pedicab Regulations Update

Map Waivers

- 733 Jamaica Court
- 729 -735 Jersey Court
- 817 Ostend Court
- 825 Ostend Court

Building Plan Review

- 812 Salem Court (new SFR) Coastal Development Permit No. 158334 - Stephen Adams, Adams Design Associates
- 837 Salem Court – demo and new SFR – Project No. 162138
- 3450 Bayside Walk addition - Project 156921
- 3458 Bayside Walk –demo and 2 new units - Project No. 157136

Variance request - 718 Zanzibar Court (setback on Santa Rita) Project No 164096

Subcommittee Reports

- FBA Subcommittee Update
- PDO Changes Update

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 Tuesday, October 21, 2008; please call Richard Miller at (858) 488-0360 or 858-272-6350 to request items for the agenda.

**Mission Beach Precise Planning Board
Tuesday, July 15, 2008
Belmont Park Community Room
Minutes of Meeting**

Board Members Present:

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

Absent:

Mary Saska

OPENING FUNCTIONS

- **Meeting was called to order** by Chair Richard Miller at 7:05 PM.
- **Approval of minutes** for June 2008
Copies of the draft of the June 17, 2008 Minutes were distributed and reviewed. Upon motion duly made, the Board approved the Minutes as follows:

Motion 1 was made by Dave Lombardi and seconded by Charlie Shaw to APPROVE the June 17, 2008 Minutes as written.

VOTE For: 9 Against: 0 Abstain: 0

Absent for vote: Jim Keller

Motion passes.

ADMINISTRATIVE ITEMS

- **Revisions to Agenda**
Copies of the July 15, 2008 Agenda were distributed and reviewed. Upon motion duly made, the Board approved the Agenda with the following changes:

Motion 2 was made by Mike Meyer and seconded by Dennis Lynch to STRIKE discussion of 3671 Ocean Front Walk, and ADD 3458 Bayside Walk.

VOTE For: 9 Against: 0 Abstain: 0

Absent for vote: Jim Keller

Motion passes.

- **Chair's Report**

Richard Miller informed the Board that: (1) a new public art installation consisting of ceramic tiles to enhance Mission Beach was completed by Artist Sarah Lejeune on the north and south walls of the comfort station at Belmont Park near the ocean; (2) The Beach Area Community Court needs volunteers for its July Impact Panel to handle minor offenses on July 17th (2 spaces), July 24th (2 spaces), and July 31st (3 spaces). Interested community members can contact Sarah Berns at 858-273-3303; (3) Caltrans will be modifying on/off ramps for I-8 at Mission Bay Drive/Midway Drive and a representative will be discussing this at the September 16th Board Meeting; (4) Community members have noticed more airplanes flying over Mission Beach, and a letter has been sent to the Airport Noise Advisory Committee requesting the MBPPB be represented on its committee by Board member Debbie Watkins.

Finally, the Chair distributed a copy of the "Report to Hearing Officer" by the City of San Diego regarding the hearing on June 25, 2008 for approval of a Coastal Development Permit at 805 Deal Court, and a copy of the "Public Notice of a Draft Negative Declaration" from the Development Services Department regarding the unmanned wireless communications facilities at Belmont Park, which requests public comment on the re-circulated negative declaration by July 21, 2008.

- **Secretary's Report**
None.

PUBLIC COMMENT

None.

REPORTS FROM GOVERNMENT OFFICIALS

- **Katherine Fortner**, Community Representative, Office of Congresswoman Susan Davis
 1. Susan Davis is back in San Diego for the summer and will participate in the Water Forum on August 11th from 5:30 – 7 PM at the USD Joan Kroc Institute for Peace and Justice to discuss water supply issues in the San Diego region and what the public can do to help conserve.
 2. A Grants Workshop will be held on August 12th from Noon – 2 PM at the Pacific Beach Library for individuals and non-profits to learn the basics of grant writing for organizations.
 3. A "Housing Clinic" will take place on August 12th from 5:30 – 7PM in City Heights for those facing foreclosures.
- **Thyme Curtis**, Community Representative, Councilmember Kevin Faulconer, District II
 1. A Municipal proposition passed today to keep Mission Bay money in Mission Bay, which was supported by Kevin Faulconer.
 2. Traffic engineers informed the Mission Beach Town Council that striping along courts in Mission Beach for pedestrian crosswalks was done illegally by the City.
 3. Thyme informed the Board that Peggy Bradshaw is scheduled to meet with Dan Joyce on July 23rd to work on preliminary PDO changes.

At this point, Dave Lombardi expressed concern that other PDO subcommittee member be included in the meeting. After discussion, the following motion was duly made and approved by the Board:

Motion 3 was made by Carlton Nettleton and seconded by Carole Havlat that Peggy Bradshaw will meet with Dan Joyce to discuss preliminary PDO changes and that no decision will be made until PDO subcommittee reviews any changes and full Board is brought up to date.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

MAP WAIVERS

1. **817/825 Ostend (Condominium conversions)**
Kenneth J. Discenza, P.E. of Site Design Associates represented property owner.
[Two projects/same applicant/same issues]
After discussion, a motion was duly made to deny map waiver for condominium conversions for the following reasons:

- (1) Construction not in accordance with our PDO.
- (2) Project does not observe the required 45-degree setback at 20 feet.
- (3) Front elevation goes up 24 ft. instead of the maximum 20 ft. before observing the 45-degree setback in violation of our PDO.

Motion 4 was made by Dennis Lynch and seconded by Mike Meyer to DENY map waiver for condominium conversion at 817-827 Ostend Court for above-referenced reasons.

VOTE For: 8 Against: 1 Abstain: 0
Against: Charlie Shaw
Absent for vote: Jim Keller

Motion passes.

- 2. 729-35 Jersey Court (Condominiums) - Linda Ott of Sterling Land Services represented property owner.**

After discussion, a motion was duly made to deny map waiver because project has several violations of our PDO requirements.

Motion 5 was made by Dave Lombardi and seconded by Peggy Bradshaw to DENY map waiver for condominiums at 729-35 Jersey Court because project has several violations of our PDO requirements.

VOTE For: 8 Against: 1 Abstain: 0
Against: Charlie Shaw
Absent for vote: Carole Havlat

Motion passes.

- 3. 822 Portsmouth (Condominiums) - No property owner represented.**

After discussion, a motion was duly made to approve map waive for condominiums.

Motion 6 was made by Dennis Lynch and seconded by Peggy Bradshaw to APPROVE map waiver for condominiums at 822 Portsmouth Court.

VOTE For: 9 Against: 0 Abstain: 0
Absent for vote: Carole Havlat

Motion passes.

BUILDING PLAN REVIEW

- 1. 3458-60 Bayside Walk (Demolition) – Fernando Gonzalez-Pacheco of Ocean Pacific Design represented property owner.**

After discussion, a motion was duly made to approve demolition of existing building and build new duplex.

Motion 7 was made by Mike Meyer and seconded by Dave Lombardi to APPROVE demolition of existing building and build new duplex at 3458-60 Bayside Walk.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

- 2. 3450 Bayside Walk (Remodel) – Fernando Gonzalez-Pacheco of Ocean Pacific Design represented property owner.**

After discussion, a motion was duly made to approve remodel with the following conditions:

- (1) Use existing fireplace, not enlarge
- (2) 15-ft. set back up to City to decide
- (3) City verifies additional room.

Motion 8 was made by Mike Meyer and seconded by Carlton Nettleton to APPROVE remodel at 3450 Bayside Walk with above-referenced conditions.

VOTE For: 10 Against: 0 Abstain: 0

Motion passes.

BOARD COMMUNICATIONS

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

ADJOURNMENT

Motion 9 was made to ADJOURN the meeting.

VOTE For: 9 Against: 0 Abstain: 0
Absent for vote: Carole Havlet

Meeting was adjourned at 8:50 p.m.

Completed by:
Debbie Watkins