

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, March 16, 2021 @ 6:30 PM  
Meeting via Zoom (Video) Conference  
Minutes of Meeting**

**Board Members Present:**

Michelle Baron	Josh Geller	Gloria Henson	Dennis Lynch
Brian McCarthy	Scott Morrison	John Ready	Bob Semenson
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

**Absent:** Rebecca Abbott; Brandon Soule

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:30 PM and a quorum was confirmed. She announced that Jenine Whittecar and Michelle Baron will be taking the minutes of this Zoom Meeting as Acting Secretaries.

**Administrative Items**

- **Revisions to Agenda**  
Copies of the Agenda for the March 16, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for February 2021  
Copies of the draft February 16, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the February Minutes were approved by **UNANIMOUS CONSENT**

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**  
Seamus Kennedy commented that Short Term Residential Ordinance passed. He noted another community planning group is working on what enforcement should look like and encouraged the Board to get involved. He reiterated that Mayor Gloria is reviewing the street vendor ordinance and has promised to have something on the books by summer. Coastal Commission is looking at the City Council to be able to close lots at night from Sunset Cliffs to La Jolla. A decision will be forthcoming. He took questions from the Board and public.
- **Rachel Granadino, District Representative, CA State Assemblymember Christopher Ward, 78<sup>th</sup> Assembly District**  
Rachel Granadino introduced herself and noted she will be attending more community planning group meetings. She announced that the small business program is open for grant funding available for small businesses. She took questions from the Board and public.

**OTHER**

**Information Item:**

- **Follow-up Presentation – Mission Beach Water & Sewer Replacement Project (South Mission Beach between San Fernando Place and San Diego Place):**

Replace existing sewer pipeline with 8” and 10” diameter pipes with depths ranging from 3’ to 10’. Three new manholes will be installed requiring a 10’ x 10’ excavation area (with depths ranging from 3’ to 5’). All roads and alleys will be resurfaced after the project is completed. Proposed approx. schedule: Spring 2021 to Summer 2023.

**Presenter:** Matthew Veverka, P.E., Associate Civil Engineer, City of San Diego, Engineering & Capital Project

Presenters: Matthew Veverka, P.E., Associate Civil Engineer, City of San Diego; Nicole Salem, Senior Engineer on the Project, City of San Diego

Matthew Veverka stated they are waiting for the Coastal Commission to approve permits and may not get started on the project until after the summer moratorium. Staging areas and permits will be discussed at a Construction meeting next week.

With regard to Storm Drain Project and accessing private property, he reached out to the project manager but has not heard back.

Regarding Sewer and Water project affecting the residences – access in and out of garages – trenches will be covered at end of work day.

Nicole Salem introduced herself and stated she will hold the contractors responsible.

Board Members and the public were given the opportunity to ask questions and express concerns. Board Member Gloria Henson invited Nicole Salem to take a bike tour of North and South Mission Beach to understand the limited scope of work areas, staging, and impact on residents. Chair asked Mr. Ververka and Ms. Salem to come back to the Board’s May meeting to follow-up with staging and other issues along with the project manager for the Storm Drain project since the two projects are currently scheduled to overlap.

**NON-AGENDA PUBLIC COMMENTS** (One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB subject to time and technological constraints.)  
**None.**

## **BOARD COMMUNICATIONS**

- **Chair’s Report**

Airport Noise Advisory Committee (“ANAC”). Chair thanked everyone who participated in the February 17<sup>th</sup> ANAC meeting where the nighttime departure procedure was discussed either by calling or sending in public comments that were shared with the group. These efforts were greatly appreciated and helped Ms. Watkins get other ANAC members, even those in 65+decibel communities, to agree that more noise modeling was needed for the proposed two nighttime departure procedure options over Mission Beach. The results of the noise modeling will be discussed at either the April or June ANAC meeting. Bob Semenson commented that the hardscape in Mission Beach accentuates noise exponentially and thinks that should be taken into account in the modeling. He noted Ocean Beach has more landscaping. Chair added that the 30-ft height of buildings in Mission Beach acts as an echo chamber for airplane noise.

**Action Item:**

- **Discuss and vote to adopt a policy clarifying that MBPPB Meetings held on the third Tuesday of the months of August and December (dark months) are considered Regular Meetings**

Chair noted that Bob Semenson and Michelle Baron asked that this issue be brought up for consideration. Chair pointed out this would be a MBPPB policy and would not be included in the Bylaws.

Bob Semenson commented that he would like clarity for everyone in the future because of what happened in the past. John Ready stated the policy is a good idea but he thinks calling these meeting “irregular” is more appropriate. Chair Watkins pointed out that Leslie Heneger, the City’s Senior Planner, found that the August and December meetings would be considered “regular” meetings. Scott Morrision disagreed with adopting a policy and thinks the Bylaws should be amended so one can read the bylaws and know what the rules are.

After further discussion the following motion as duly made:

**Motion #1 was made by Gernot Trolf and seconded by Gloria Henson TO ADOPT THE POLICY that MBPPB Meetings held on the third Tuesday of the months of August and December (dark months) are considered Regular Meetings.**

**VOTE For: 7 Against: 2 Abstain: 0**

**Motion passed.** [Against: S. Morrison; John Ready] [Absent for vote: Brian McCarthy]

There being no further business, Chair noted the next meeting will be held on Tuesday, April 20, 2021 via Zoom (Video) conference at 6:30 PM. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to the Chair for consideration.

**Adjournment**

**MOTION #2 was made by Gernot Trolf and seconded by Gloria Henson TO ADJOURN the meeting via Zoom (Video) Conference at 8:22 PM.**

**VOTE: For: 9 Against: 0 Abstain: 0**

**Motion Passed.** [Absent for vote: Brian McCarthy]