

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, September 21, 2021 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Meeting**

Board Members Present:

Michelle Baron	Rob Brown	Josh Geller	Gloria Henson
Dennis Lynch	Brian McCarthy	Scott Morrison	Bob Semenson
Cindy Stratton	Debbie Watkins	Jenine Whittecar	

Absent: Rebecca Abbott; Gernot Trolf

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:30 PM, and a quorum was confirmed.

Administrative Items

- **Revisions to Agenda**
Copies of the Agenda for the September 21, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for July 20, 2021 Meeting via Zoom Conference
Copies of the draft July 20, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. The meeting was dark in August.

There being no corrections, the July 20, 2021 Minutes were approved by
UNANIMOUS CONSENT.

REPORTS FROM GOVERNMENT OFFICIALS

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**
Seamus reported the City is moving for more police after the September shooting violence around Belmont Park; trying to change south jetty parking lot time; new push on mobility scooter rules. Board members mentioned serious issues with the sidewalk vendors adding to the crime issues along with Belmont Park’s Summer Concerts attracting bad actors.

Other

Information Item:

- **Belmont Park Update:** Steve Thomas, General Manager of Belmont Park will discuss and answer questions regarding Belmont Park issues.

Steve Thomas introduced himself. He discussed the recent shootings around Belmont Park and said a police command unit is being considered long term. He reported that Belmont has hired a security patrol for all night and is working on more lighting and adding cameras around the park at their expense. He noted that vendors are a big topic for Belmont and he is trying to handle tenants who are very upset. He said Belmont supports paid parking lots and Councilmember Campbell’s Rep Seamus Kennedy said they would help. Steve took questions from the Board Members and public.

OTHER (Cont'd)

Action Item:

- **Street Vending Ordinance:** Discuss and approve draft letter to City Councilmembers and Mayor for consideration at the October 2021 City Council hearing.

Chair Watkins shared the draft letter and three (3) collages of pictures taken of the vendors and tents on the Boardwalk and at Belmont Park, which discusses the damaging nature of the concentration of unregulated commercial activity interfering with the natural and scenic character of the beach and boardwalks and the need for a more stringent distance requirement for vendor set-ups. MBPPB Member Gloria Henson described each of the collages. After further discussion, the following motion was duly made:

MOTION #1 was made by Gloria Henson and seconded by Bob Semenson TO APPROVE the draft letter and three (3) collages of pictures with corrections and AUTHORIZED the Chair to email these documents to City Councilmembers and Mayor.

VOTE: For: 10 Against: 0 Abstain: 0

Motion passed.

Action Item:

- **STRO Ordinance:** Discuss and approve draft *Good Neighbor Policy Information* document to be posted in STR units in Mission Beach, which will be submitted to the City's DSD Director and City Council for consideration at its October 2021 hearing.

Chair Watkins shared the draft *Good Neighbor Policy Information* document that would be posted in STR units in Mission Beach and asked for comments from the Board and public. After further discussion, modifications and clarifications were made to the document and the following motion was duly made.

MOTION #2 was made by Rob Brown and seconded by Gloria Henson TO APPROVE the draft *Good Neighbor Policy Information* with modifications and AUTHORIZED the Chair to email this document to City Councilmembers and City's DSD Director.

VOTE: For: 9 Against: 1 Abstain: 0

Motion passed. [Against: S. Morrison]

Action Item:

- **STRO Ordinance** – Discuss and approve draft document from the MBPPB regarding requests for Regulation, Enforcement and other areas pertinent to Mission Beach, which will be submitted to the City's DSD Director and City Council for consideration at its October 2021 hearing.

Chair Watkins shared the draft *Recommendations and Requests* document pertinent to the STRO regarding Mission Beach (Tier 4), and asked for comments from the Board and public. Board members discussed changing the 2-night minimum to a 3-night minimum and one Board member recommended a 5-night minimum. 8 members supported a 3-night minimum and 1 member supported a 5-night minimum. [Member Scott Morrison was absent.]

After review and discussion, the following motion was duly made:

MOTION #3 was made by **Gloria Henson** and seconded by **Bob Semenson**
TO APPROVE the draft *Recommendations and Requests* document pertinent
to **Mission Beach (Tier 4)** with modifications and **AUTHORIZED** the Chair
to email these documents to **City Councilmembers** and **City's DSD Director**.

VOTE: For: 9 Against: 0 Abstain: 0

Motion passed. [Absent for vote: S. Morrison]

***NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda
and within the purview of the MBPPB. None.

BOARD COMMUNICATIONS

- **Chair's Report**

Chair pointed out that last meeting she informed the Board that September was the last month planning groups could hold electronic zoom meetings pursuant to the Governor and City. Chair reported that on Monday, September 20th, the Governor signed an order to be able to hold public meetings electronically beyond the September 30, 2021 expiration date. Chair recommended that the Board continue to hold its last two meetings of 2021 (October and November) via zoom, and hopefully, meet in person in January in the Belmont Community Room. All Board members agreed especially in light of the Delta virus and safety concerns due to the shootings at Belmont Park last month.

- **Liaison Update (ANAC)** – The next ANAC meeting takes place on October 20, 2021.

At this point, Josh Geller asked the Board to consider an Agenda Item to allow paid parking at Belmont Park to support Steve Thomas's effort discussed earlier. Chair Watkins asked the Board for their comments and whether they supported the issue for consideration at an upcoming meeting as an Information Item. Chair took a straw vote: 6 Board Members supported this discussion at an upcoming Board meeting; 2 did not support; and 2 were absent for straw vote.

There being no further business, Chair noted the next meeting will be held on Tuesday, October 19, 2021 via Zoom (Video) conference at 6:30 PM.

ADJOURNMENT

MOTION #4 was made by **Josh Geller** and seconded by **Rob Brown**
TO ADJOURN the meeting via **Zoom (Video) Conference** at **9:32 PM**.

VOTE: For: 8 Against: 0 Abstain: 0

Motion Passed. [Absent for Vote: S. Morrison; B. Semenson]

Prepared by: Debbie Watkins, Secretary