

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, March 19, 2024 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting

Board Members Present:

Rebecca Abbott	Michelle Baron	Rob Brown	Gloria Henson
Dennis Lynch	Bob Semenson	Cynthia Stratton	Gernot Trolf
Jenine Whittecar	Debbie Watkins		

Absent: None.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:38 PM. A quorum was confirmed to conduct business.

The March 2024 Election of Area Representatives was held concurrent with but separate from the General Meeting of the MBPPB from 6:30 PM – 7:30 PM in the Belmont Park Community Room.

Administrative Items

Revisions to Agenda

Copies of the Agenda for the March 19, 2024 Meeting were distributed and reviewed. No changes to the Agenda.

- **Approval of Minutes for February 2024 Meeting**

Copies of the draft February 20, 2024 Minutes of Meeting were distributed and reviewed. There being no corrections, the February 20, 2024 Minutes were **APPROVED BY UNANIMOUS CONSENT**.

- **Chair’s Report –**

Chair Watkins commented that tonight is her last meeting as Chair, Secretary and member of the MBPPB. She said she wanted to make sure the MBPPB continued to be recognized by the City as the community planning group for Mission Beach under the new reforms. She pointed out the Land Use and Housing Committee will hold a hearing on March 21, 2024 recognizing planning groups that have met all new requirements of Council Policy 600-24, have agreed to all requirements of the Terms and Conditions, and are recognized as the official planning group for their respective communities. Mission Beach is among that group –Mission accomplished.

- **Action Item: Board Member Cynthia Stratton has missed four (4) general meetings of the MBPPB in violation of the MBPPB’s Bylaws. The MBPPB Members can vote to keep or not keep Ms. Stratton on the Board for the balance of her term (2-years ending 2026).**

Cynthia Stratton expressed her sincere apology and interest in staying on the Board. She commented that her work sometimes overlaps the MBPPB’s meetings but she will make every effort to let the Chair know whether she is able to attend meetings in the future.

After further discussion, the following motion was duly made:

Motion #1 was made by Rob Brown and seconded by Gernot Trolf TO REINSTATE Cynthia Stratton as the Area 2 Representative on the MBPPB. VOTE: For: 8 Against: 0 Abstain: 1 Motion Passed. [C. Stratton abstained because she is the subject of the motion.]

Bob Semenson attended the Community Planners Committee (“CPC”) meeting last month in place of Chair Watkins and he gave an update. The CPC Agenda covered Land Use Code updates proposed by the City for CPC’s approval. He pointed out that there is a no limit requirement on lot coverage and no set back requirements for ADU dwelling units 800 sq. ft. or less. He commented that the proposed changes to the land development code are supposed to go before the Coastal Commission in June, but will most likely be delayed because the CPC was not able to approve them.

REPORTS FROM GOVERNMENT OFFICIALS –

- **Seamus Kennedy, Community Representative for District 2 Councilmember Jennifer Campbell**

Seamus Kennedy was present and reported the following updates:

- Street Vendor enforcement will start on March 28, 2024
- Some street lights that were not working have been resolved and some have not.
- Potholes north of San Juan will be filled and eventually resurfaced.
- Seawall damage will be repaired; Park and Rec will handle the repairs.

Board Members and the public in attendance were given the opportunity to comment and ask questions.

OTHER

Possible Action Item:

- **David Lombardi will discuss PDO Section 1513.0402 Landscaping (a) Residential Subdistricts(1) & (2) and requests the MBPPB’s interpretation of this section. The Code Enforcement Department is apparently not enforcing the 3’0 vegetation height portion of the code in front yards claiming it does not affect “public” views in the Courts, Places or Walks only the “private” views therein.**

Presenter: David Lombardi North Mission Beach Property Owner

Mr. Lombardi distributed documents he wanted the Board to consider including his email to Lindsey Cain with the local office of the California Coastal Commission dated March 19, 2024, and email from the Code Enforcement Officer, Barbara Jacala dated March 1, 2024.

Mr. Lombardi stated he has an issue with his neighbor (Bob Winters) at 721 Yarmouth Court for having a very tall Candelabra Cactus growing against his house that blocks the view corridor to the ocean. Mr. Lombardi does not agree with the Code Enforcement Officer’s determination that the “landscape at 721 Yarmouth is following the spirit of the law by protecting the public

views and the pedestrian view corridor along the Court per San Diego Municipal Code Sections 1513.0402(a)(1) and (a) (2).”

The public in attendance were given an opportunity to comment. Bob Winters the property owner at 721 Yarmouth handed out his credentials. He commented that the City Attorney made a recent decision regarding this code enforcement issue in Mission Beach to direct code enforcement officer (Barbara Jacala of the San Diego Development Services Department's Code Enforcement Department) to NOT enforce the landscape section of the Mission Beach Planned District Ordinance Section 1513.0402 Landscaping that requires a 3’0” vegetation in front yards and closed the complaint.

Board members asked questions and commented that they were not going to get involved in a dispute between two neighbors on this issue.

After further discussion, the following motion was duly made:

Motion #2 was made by Bob Semenson and seconded by Gloria Henson TO AUTHORIZE Chair to send email to the City Attorney asking for specific clarification regarding their decision to NOT enforce Section 1513.0402 Landscaping in Mission Beach with cc to Development Services, Code Enforcement Department.

**VOTE: For: 8 Against: 0 Abstain: 1
Motion Passed. [G. Trolf abstained – needed more information.]**

BUILDING PLAN REVIEW - None

NON-AGENDA PUBLIC COMMENT – One minute per speaker for issues NOT on the Agenda within the purview of the MBPPB. Comments are subject to time and technological constraints.

- Kimberly Wise, North Mission Beach Property Owner, commented that more code enforcement for code violations needs to take place in Mission Beach.

BOARD COMMUNICATIONS

Information Item:

- Liaison Update (Airport Noise Advisory Committee “ANAC”) – Gloria Henson, MBPPB ANAC Representative

Gloria Henson provided an overview and update from the last ANAC meeting held on February 21, 2024. She distributed a handout to Board Members and the public.

The Board Members and public were given an opportunity to ask questions and comment.

- **Results of March 2024 Election of Area Representatives and Chair’s Certification**

Jenine Whittecar, the MBPPB’s Election Secretary, handled the Election and voting of community members for the March 2024 Election of Area Representatives. Michelle Baron assisted with verifying the ballots cast. Jenine noted there were seven (7) ballots cast.

The following results were reported by Jenine Whittecar and confirmed by Michelle Baron:

ELECTION RESULTS

Area	Candidate	Votes	Term	
*2	Larry Webb	2	3-yr term ending 2027	
*3	Daniel Pick	2	3-yr term ending 2027	
*4	Rob Brown	3	3-yr term ending 2027	
Total		7		

*Area 2: Between the North side of Capistrano Place and the South side of West Mission Bay Drive and Ventura Place

*Area 3: Between the North side of West Mission Bay Drive and Ventura Place and South side of El Carmel Place

*Area 4: Between North side of El Carmel Place and South side of San Jose Place

Chair Watkins **CERTIFIED** the results of the March 19, 2024 Election of Area Representatives.

There being no further business, the next MBPPB meeting takes place on Tuesday, April 16, 2024, at 6:30 PM in the Belmont Park Community Room.

ADJOURNMENT

Motion #3 was made by Rob Brown and seconded by Gernot Trolf TO ADJOURN the meeting at 8:26 PM.

**VOTE: For: 9 Against: 0 Abstain: 0
Motion Passed.**

Recording Secretary: Gloria Henson
Prepared by Debbie Watkins, Secretary