

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, April 18, 2023 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting**

Board Members Present:

Rob Brown Josh Geller Gloria Henson Dennis Lynch
Cynthia Stratton Debbie Watkins

Absent: Rebecca Abbott; Michelle Baron; Bob Semenson; Gernot Trolf; Jenine Whittecar

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Debbie Watkins at approximately 6:36 PM, and a quorum was confirmed. Acting Chair announced that she will be voting on Action Items on the Agenda tonight.

Administrative Items

Revisions to Agenda

- Copies of the Agenda for the April 18, 2023 meeting were distributed and reviewed. Changes to the Agenda were requested by the Acting Chair – Building Plan Review Action Item Project No. 697489 at 829 Verona Court pulled off the Agenda and will be rescheduled for review and Action at an upcoming meeting. The following motion was duly made:

**MOTION #1 was made by Gloria Henson and seconded by Rob Brown
TO REVISE the April 18, 2023 Agenda as stated above.**

VOTE: For: 6 Against: 0 Abstain: 0

Motion Passed.

- **Approval of Minutes** for March 21, 2023 Meeting
Copies of the draft March 21, 2023 Minutes of Meeting were distributed and reviewed.

Board Member Rob Brown pointed out he made a comment during the review of Project No. 697489 at the meeting that was not included in the draft Minutes – that the Bayside Walk setback favored the homeowner and thus, the project appeared to him to comply as presented. He requested his comment be added to the March minutes.

Board Member Dennis Lynch pointed out that the March 21st minutes had a sentence that misstated his comments. He requested that the words “He noted that although the existing structure sits 40+ feet west of Bayside Walk” be eliminated, and the sentence be corrected to read as follows: “It is very important for the new multi-story construction to incorporate the required 45 degree angle setback to protect the 40+ feet of sand between the structure and the newly constructed walkway by allowing sunlight to reach the beach in front of the home.”

**MOTION #2 was made by Gloria Henson and seconded by Rob Brown
TO APPROVE the March 21, 2023 Minutes with the modifications
stated above.**

VOTE: For: 6 Against: 0 Abstain: 0

Motion Passed.

- **Acting Chair’s Report**

- (1) Area 3 Representative Brian McCarthy submitted his resignation on April 12, 2023, effective immediately, due to medical reasons.
- (2) One of our Capital Improvement Projects we recommended to the City to add stanchions along both sides of Mission Bay Bridge to protect pedestrians, bicycle riders, etc. has been accomplished.

REPORTS FROM GOVERNMENT OFFICIALS – None.

BUILDING PLAN REVIEW – Pulled from April Agenda to future date.

- **Action Item: Second Review – Project No. 697489 (829 Verona Court): Coastal Development Permit to remodel an existing 1,387 sq. foot two-story single-family dwelling unit located at 829 Verona Court. Remodel includes the addition of 434 sq. feet on the first and second floors and a new third floor with the single-family dwelling unit totally 1,821 sq. feet. The 0.04-acre site is located in the MBPD-R-N Zone, Coastal (Appealable) Overlay Zone, and the First Public Roadway within the Mission Beach Community Plan Area. CD2.**
Presenters: AnnWhitman/John Oleinik (Oleinik Architect)

NON-AGENA 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.

BOARD COMMUNICATIONS

Action Item:

- **2023 Election of Officers by MBPPB Members (Chair, Vice Chair, Secretary, Recording Secretary)**

Acting Chair announced she is recommending the addition of a “Recording Secretary” to our Officers. Board Member Gloria Henson has been acting as the “Recording Secretary” at our Zoom and in-person meetings and she has done an excellent job in her note taking.

The following motions were duly made, and the nominees accepted their nominations:

MOTION #3 was made by Dennis Lynch and seconded by Gloria Henson TO NOMINATE DEBBIE WATKINS as CHAIR.

VOTE: For: 6 Against: 0 Abstain: 0
Motion Passed.

MOTION #4 was made by Josh Geller and seconded by Gloria Henson TO NOMINATE ROB BROWN as VICE CHAIR.

VOTE: For: 6 Against: 0 Abstain: 0
Motion Passed.

MOTION #5 was made by Gloria Henson and seconded by Josh Geller TO NOMINATE DEBBIE WATKINS as Secretary.

VOTE: For: 6 Against: 0 Abstain: 0
Motion Passed.

**MOTION #6 was made by Debbie Watkins and seconded by Josh Geller
TO NOMINATE GLORIA HENSON as RECORDING SECRETARY.**

**VOTE: For: 6 Against: 0 Abstain: 0
Motion Passed.**

Information Item:

- **Liaison Update (Airport Noise Advisory Committee (“ANAC”))**

Board Member Gloria Henson, the ANAC Representative for Mission Beach, reported that one (1) portable noise monitor was installed on Monday, April 17, 2023 on a residence in South Mission Beach on Avalon Court for two weeks to register the airplane noise in that area. She announced the next ANAC meeting is scheduled for May 17, 2023 (the last ANAC meeting was in February).

There being no further business, the next MBPPB Meeting takes place on **Tuesday, May 16, 2023 at 6:30 PM in the Belmont Park Community Room.**

ADJOURNMENT

**MOTION #7 was made by Rob Brown and seconded by Josh Geller
TO ADJOURN the meeting at 7:20 PM.**

**VOTE: For: 6 Against: 0 Abstain: 0
Motion Passed.**