

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, May 16, 2023 @ 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
Cynthia Stratton	Gernot Trolf	Debbie Watkins	Jenine Whittecar

Absent: Josh Geller; Dennis Lynch; Bob Semenson

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:37 PM, and a quorum was confirmed.

Administrative Items

Revisions to Agenda

- Copies of the Agenda for the May 16, 2023 Meeting were distributed and reviewed. Changes to the Agenda were requested by the Chair – *Building Plan Review* Action Item: Project No. PRJ-1076864 at 850 Isthmus Court removed from Agenda as Architect is not available and will be rescheduled. The following motion was duly made:

**MOTION #1 was made by Rob Brown and seconded by Gloria Henson
TO REVISE the May 16, 2023 Agenda as stated above.**

VOTE: For: 7 Against: 0 Abstain: 0

Motion Passed.

- **Approval of Minutes** for April 18, 2023 Meeting
Copies of the draft April 18th Minutes of Meeting were distributed and reviewed. There being no corrections, the April 18, 2023 Minutes were **APPROVED BY UNANIMOUS CONSENT.**
- **Chair’s Report**
Our Appeal of the Hub Liquor project to the Planning Commission will be held on Thursday, May 18th. The owner of Hub Liquor and his new attorney have agreed to meet our appeal demands to eliminate the Neighborhood Permit and meet the 10-ft setback requirements along Queenstown Court and other PDO requirements for new construction. The 10-ft setback along Queenstown Court will be landscaped with a 3-ft fence. The revisions have been reviewed and are supported by City staff, Chair Watkins as Appellant on behalf of the Board, and the applicant/owner. The new Staff Report and revised project plans will be presented to the Planning Commissioners on May 18th for their approval of the Coastal Development Permit. This is a win-win for our PDO, Board, the owner of Hub Liquor and the community.

The owner of Hub Liquor was asked by Chair Watkins prior to the hearing to clean up the trash and construction scraps in and around the fenced-off liquor store to reduce the negative appearance from Mission Boulevard and along Queenstown Court. The owner agreed and the messy appearance was cleaned up within days. The green netting down Queenstown Court was secured and prevented from blowing across the sidewalk. The MBPPB was very happy with the immediate action taken to improve the situation.

REPORTS FROM GOVERNMENT OFFICIALS

- **Khota Zaiser, Deputy Director of Community Engagement, Office of Mayor Todd Gloria – Not present.** Khota’s monthly update will be emailed to MBPPB members.
- **Seamus Kennedy, Community Representative for District 2 Councilmember Jennifer Campbell**

Seamus Kennedy was present and gave the following report:

- The City construction moratorium takes effect on May 29th and continues until after Labor Day. Approval was given to City workers to work the holiday weekend to finish work being done in South Mission Beach. The work will require turning off water to certain courts and will be done as fast as possible.
- Replacement of street lights out in the City is estimated to cost around \$20M, and there has been insufficient electricians available to do the work as planned. Seamus was asked to provide a list by location of what lights in Mission Beach have been identified for repair/fix.
- Mayor and Councilmember Campbell are both aware of the poor condition of the ocean front seawall. Khota told Seamus that Park and Rec was asked for an analysis of seawall condition. The Coastal Commission stepped in to indicate the section of the seawall that was demolished in the last storm is not fenced off and might not be repairable. Coastal Commission and Park and Rec are investigating what will be repaired and what must wait for funding to rebuild the wall.
- Short Term Vacation Rental Ordinance is now “in effect.” There are pieces still being worked on. Any loop holes and/or problems will need to be addressed as they are recognized. The website can be used by the Mission Beach community to identify licensed rentals and contact numbers. Mission Beach residents can identify and report unlicensed short term vacation rental units via the website or use the *Get It Done* App.
- Additional police and park rangers should be available in the Mission Beach area this summer. Walking SDPD details have been requested by the community but it is not confirmed there will be any.

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

- **Cole Reed, 39th Senate District Representative, Office of Senate President pro Tempore Toni G. Atkins**

Cole was present and provided an update on the current budget proposals supported by State Senator Toni Atkins. Highlights of the budget plan include:

- No middle class tax increases.
- Preserves the rainy day fund for future years where multi-billion dollar shortfalls remain under the Governor’s economic forecast.

- Rejects proposed cuts and delays to key infrastructure investments, such as broadband, transit, student housing, climate package investments, libraries, and more.
- Provides over \$1B for child care rate enhancements from redirected child care funds, federal funds, and new resources.
- Provides \$4.3B in tax relief by slashing tax rates by 25 percent for small businesses, improving the renter’s tax credit and implementing the workers tax fairness tax credit.

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

BUILDING PLAN REVIEW – Removed from Agenda; will be rescheduled

Action Item:

- **Project No. PRJ-1076864, MISSION BEACH. (Process 2) Substantial Conformance Review to revise the design of previously approved Coastal Development Permit No. 2108562, Project No. 583807 at 850 Isthmus Ct in the MBPD-RS Zone and Coastal (Appealable) Overlay Zone within Mission Beach Community Plan area. Council District 2. Project made some design changes that impacted the building envelope and roof design.**

Presenter: Scot Frontis, Frontis architecture

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.
None.

BOARD COMMUNICATIONS

Information Item:

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

ANAC Representative Gloria Henson informed the Board that the ANAC meeting takes place tomorrow, May 17th, at 4:00 PM in person at the Liberty Station office. Gloria advised that an analysis of the portable noise monitor study done in South Mission Beach is being processed and results will be provided to the MBPPB when available. She reported that the proposed changes to the nighttime departure procedures were rejected by the FAA, so the current nighttime departure procedure will continue. Next ANAC meeting is in September, 2023.

There being no further business, the next MBPPB meeting takes place on Tuesday, June 20, 2023 at 6:30 PM in the Belmont Park Community Room.

ADJOURNMENT

**Motion #2 was made by Gernot Trolf and seconded by Rob Brown
TO ADJOURN the meeting at approximately 7:22 PM.**

VOTE: For: 7 Against: 0 Abstain: 0

Motion Passed.

Recording Secretary: Gloria Henson
Prepared by Debbie Watkins, Secretary