

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, January 21, 2020 @ 7 PM  
Belmont Park Coaster Terrace – Community Room  
Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Josh Geller	Dennis Lynch
Brian McCarthy	Scott Morrison	John Ready	Gernot Trolf
Debbie Watkins	Jenine Whittecar		

**Absent:** Mike Meyer; Brandon Soule

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 7:10 PM.

- **Approval of Minutes** for November 2019  
Copies of the draft November 19, 2019 Minutes of Meeting were distributed and reviewed. Chair noted the Board was dark in December. There being no corrections, the November Minutes were approved by **UNANIMOUS CONSENT**.

**Revisions to Agenda**

Copies of the January 21, 2020 Agenda were distributed and reviewed. No revisions to the Agenda.

- **Chair’s Report & Liaison Reports**

Chair Watkins gave updates on the topics below. The MBPPB Members and public were given an opportunity to comment and ask questions.

(1) **AC Water and Sewer Group 1018 Update in North Mission Beach** – Chair contacted the City’s project manager to request an update at our February 18<sup>th</sup> meeting to address community concerns and is waiting for a confirmation.

(2) No new updates for ANAC or the Part 150 Study. The next ANAC meeting takes place on Wednesday, February 19<sup>th</sup> at 4 PM at the Holiday Inn Bayside, 4875 Harbor Drive.

(3) 2020 Election of Area Representatives to fill open seats takes place on Tuesday, March 17<sup>th</sup>. Nominations will take place at the Board’s February 18<sup>th</sup> Meeting. Chair will post a *Notice* listing open seats on the City Website before the February meeting.

- **Secretary’s Report** – None.

**PUBLIC COMMENT** (Time allotted to each speaker is determined by the Chair, and in general, is limited to 3 minutes for non-Agenda items within the purview of the Board.)

- Gary Wonacott commented that he sent a response to the environmental impact report regarding the Airport Authority’s terminal 1 expansion and the MBTC voted to support it.

## REPORTS FROM GOVERNMENT OFFICIALS

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

Seamus Kennedy informed the group that the City Council passed the scooter ban on December 28, 2019. He asked that any Capital Improvement Projects (“CIP”) be sent to him for use at the City Council’s April session. Chair Watkins told Mr. Kennedy he can get the CIP’s that were submitted by the Board from the Board’s June 18, 2019 Minutes that are posted on the City’s Website or the City department handling CIP’s. Mr. Kennedy took questions from the MBPPB members and public.

- **Michaela Valk – Community Rep for Assemblymember Todd Gloria**

Michaela Valk asked the group to send suggestions for legislation to her, for example, Veterans. Regarding the 2020-2021 budget, she reported that Senator Toni Atkins and Assemblymember Todd Gloria brought funds back to San Diego and was third in line for budget allocations. Ms. Valk took questions from the MBPPB members and public.

## BUILDING PLAN REVIEW – None.

## OTHER

### Action Item:

- **Mission Boulevard Maintenance Assessment District Proposed Budget for FY 2021 (July 1, 2020 – June 30, 2021):** Discuss and approve proposed FY 2021 Budget for street trees, tree wells and maintenance along Mission Boulevard; Presenter: Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space/MAD’s

Carlos Cordova distributed the DRAFT REVISED 01/16/2020 Proposed Budget Worksheet for the Mission Boulevard Maintenance Assessment District Fiscal Year 2021 (07-01-20 to 06-30-21) for review, discussion and approval. Mr. Cordova pointed out the annual cost for “Landscaping Services” budget remained approximately the same as last fiscal year and the Beautification Project now includes decompressed granite being added to the tree wells. Mr. Cordova took questions from the MBPPB members and public.

After further discussion, the following motion was duly made:

**Motion #1 was made by John Ready and seconded by Brian McCarthy to APPROVE the DRAFT REVISED 01/16/2020 Proposed Budget Worksheet for the Mission Boulevard Maintenance Assessment District Fiscal Year 2021 (07-01-20 to 06-30-21) as presented.**

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

### Action Item:

- **South Mission Beach Storm Drain and Green Infrastructure Project No. 646245 –** Discuss and approve project described as drainage system upgrades for water quality and flood control located between San Fernando Place and San Diego Place and includes multiple streets. Presenter: Lynn Hassoun, Civil Engineer, City of San Diego Public Works

**Presenter: Ron Famorcan, Project Manager**

Project Manager Ron Famorcan and three individuals with diverse specialty backgrounds from Rick Engineering Company (Andrew Thies, Water Resources Designer; Nick Dorner, Project Engineer; and Brendan Hastie, Associate Principal) gave details of the project including a PowerPoint presentation. The plan presented appears to be a viable solution to prevent or significantly reduce the flooding that occurs during heavy rainstorms.

The project includes storm drain improvements, low flow diversion improvements, and installation of green infrastructure. Work includes realigning storm drains, installing cleanouts, replacing damaged curbs and gutters, replacing damaged sidewalks, and modifying catch basins with sump pumps to remove water.

MBPPB's Project Reviewer Dennis Lynch reviewed the proposed project plans for the Board. He pointed out this is a gravity system and does not include electrical pumping that might be better able to expel the rain water against the tide at a greater rate or without concern for the current tide level at any point in time. Mr. Lynch suggested an electrical pumping system would seem more useful for occasions when ocean waves during storms jump the seawall and flow down to Mission Boulevard. He noted this type of ocean wave activity may become more frequent with tidal elevations rising.

MBPPB Members expressed the following concerns:

- The removal of river rock from the sand so beach users can walk, sit and lie on the beach sand without getting injured. A remedy to prevent this is to segregate and place the top portion of sand in a location to use it for the top layer replacement after each segment of the beach is completed. Mechanical sifting may still be required but at a much reduced level of intensity.
- The project's scheduling and time goals and phasing during the construction process. This would include the staging location and the specific area size that will be impacted at any given time.
- Noise levels and vibrations, particularly with the de-watering pumping systems at night, are significant concerns.
- The impact on vehicular access and parking availability at all times during construction. The Board recommends that the City leave open the gates at San Diego Point at night or take any other action to expand additional parking for those spaces lost during construction for community members.
- Of particular concern is the summer moratorium (between Memorial Day and Labor Day). Huge numbers of San Diego residents and vacationing Short Term Renters surge into South Mission Beach during the summer months. The need for unimpeded vehicular access and parking is at a maximum, as well as the use of the Bayside beaches.

The public was given an opportunity to ask questions.

After further discussion, the MBPPB made a motion to approve the project with the following **requests**:

- The contractor selected for the project make a presentation to the MBPPB providing the details of construction and the effect on the community particularly along Mission Boulevard.
- The City provide additional preliminary notice to property owners in South Mission Beach, especially those directly adjacent to the construction trenching corridor and Bayside Walk so they may participate in the project review and discussion before actual construction is commenced.
- The MBPPB would like to address this summer moratorium issue at an upcoming MBPPB General Meeting when the contractors have been selected and they can present to our Board and community members.

**Motion #2 was made by Dennis Lynch and seconded by Gernot Trolf to APPROVE the South Mission Beach Storm Drain and Green Infrastructure Project No. 646245 taking into consideration the above-referenced concerns and requests.**

**VOTE For: 8 Against: 1 Abstain: 0**

**Motion passed.** [For: R. Abbott; M. Baron; J. Geller; D. Lynch; B. McCarthy; J. Ready; G. Trolf; J. Whittecar Against: S. Morrison]

**Information Item:**

- **United States Census – Presentation of the educational and employment sides of the Census;** Presenter: Lisa Mazat, Recruiting Assistant, San Diego ACO 3270, U.S. Census 2020

Lisa Mazat distributed a folder of Census 2020 information and discussed the importance of helping to support the Mission Beach community as a census taker. She noted that applicants can apply online and the position pays \$21/hr with flexible hours, weekly pay, and paid training, and applicants.

**BOARD COMMUNICATION**

**Action Item:**

- **Form Ad-Hoc Subcommittee to Update Mission Beach Planned District Ordinance (“PDO”) with better definitions, diagrams and clearer wording of regulations**

Chair reported that in late November 2019, the MBPPB had an Appeal Hearing before the Planning Commission for violations of the PDO's landscaping requirements by property owners in Mission Beach. MBPPB’s Project Reviewer Brandon Soule presented the Appeal at the Planning Commission and Chair Watkins was in attendance. The Planning Commissioners told them on the record that our PDO needs better definitions, diagrams, and clearer wording because of misinterpretations by the City, the MBPPB, the Planning Commission, property owners and architects who build projects in Mission Beach. That was the third time the Planning Commissioners directed the MBPPB to update its PDO after losing appeals before the Planning Commission over the past several years.

In order to accomplish this, Debbie Watkins reported that Brandon Soule volunteered to Chair this Ad-Hoc Subcommittee to update the PDO with better definitions, diagrams and clearer wording of regulations. Chair Watkins told the Board that she has asked the City's Planning Department to assign a Planner to work with the MBPPB to help with this process.

MBPPB Member John Ready expressed his interest to help and community member Bob Semenson volunteered his expertise to help.

After further discussion, the following motion was duly made:

**Motion #3 was made by Scott Morrision and seconded by Brian McCarthy to APPROVE forming the Ad-Hoc Subcommittee to Update the Mission Beach Planned District Ordinance with better definitions, diagrams and clearer wording of regulations with Brandon Soule as Chair, John Ready, and community member Bob Semenson as its members.**

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

There being no further business, Chair noted Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting for consideration. **The next meeting will be held on Tuesday, February 18, 2020 at 7 PM in the Belmont Park Community Room.**

**ADJOURNMENT**

**MOTION #4 was made by Gernot Trolf and seconded by John Ready TO ADJOURN the meeting.**

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

Submitted by: Debbie Watkins, Secretary