

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, October 17, 2023 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting**

Board Members Present:

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

Absent: Michelle Baron

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:32 PM, and a quorum was confirmed.

Administrative Items

Revisions to Agenda

- Copies of the Agenda for the October 17, 2023 meeting were distributed and reviewed. No changes.
- **Approval of Minutes** for September Meeting
Copies of the draft September 19, 2023 Minutes of Meeting were distributed and reviewed.

Board Members Cynthia Stratton and Gloria Henson pointed out a typo on draft Minutes at page 3, and clarification that there is a stand-alone unpermitted shed and spa in the parking space on the proposed plans for 808 Dover Court, PRJ-1086121.

**MOTION #1 was made by Rob Brown and seconded by Cynthia Stratton
TO APPROVE the September 19, 2023 Minutes with the modifications
stated above.**

VOTE: For: 9

Against: 0

Abstain: 0

Motion Passed.

- **Chair’s Report**

Chair Watkins distributed the *Community Planning Group Community Recognition Demographic Worksheet* to current MBPPB members to fill out anonymously and return by the end of the meeting. Chair explained the City is requiring this demographic information to be included in the *Application* to the City to be considered a recognized community planning group for Mission Beach. The information will be aggregated.

REPORTS FROM GOVERNMENT OFFICIALS –

- Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell

Seamus gave updates on the following topics: street vendor ordinance and First Amendment rights clarity; street light plan for fixing lights in Mission Beach; seawall repair and list of current seawall damage needed. Electric vehicles like bikes and motorcycles are using the boardwalk along with electric scooters. The scooters seem to be privately owned and have no GEO fencing like the

City authorized scooters. Many of the electric vehicles on the boardwalk are being driven by minors at high speeds. It is not a safe environment for pedestrians any longer.

The Board and public were given an opportunity to comment. Rob Brown reiterated the street lights are out along large parts of the boardwalk that make the area very dark and unsafe to walk for visitors and residents. Gernot Trolf raised the issue of motorcycle noise and asked about license plate readers addressing the issue. Seamus requested that Gernot monitor the situation to identify any patterns, days of week and location times to assist enforcement. The ability to sit an officer there all day is not available. If Gernot could identify a good time and place then Seamus could request police coverage for that area. Jenine Whittecar asked about the new fence erected at the Bahia on its southwest corner that keeps the public out of the area. Seamus said the fence is considered an improvement and was allowed to keep the public out of the area; there is nothing the City can do.

BUILDING PLAN REVIEW

Action Item

- **Project No. 693791; Rocco ADU: Process 3 Coastal Development to convert portion of 2nd floor and loft of an existing 2-story, 2-unit condo residence to create 949-square foot Accessory Dwelling Unit located at 3343 Bayside Lane. The 0.12-acre lot is located in the Mission Beach Planned District R-S Zone and the Coastal Overlay (Appealable) Zone within the Mission Beach Community Plan. Code Enforcement Case.**

Property Owner Joseph Rocco was present and participated in the meeting.

Board Member Rob Brown recused himself from discussion and voting because he was the real estate agent involved in the sale of the building to Mr. Rocco. Mr. Brown said he could answer any questions if needed.

Brittany Teeter-Calantuano with Ruland Design Group presented the PowerPoint plans for Property Owner. Property Owner bought the property "as is" in 2016 as an investment property. The property was built back the way it was for many years in 2015 after a fire. The Code Enforcement case involves the unpermitted ADU being used as a short term vacation rental. The upstairs is one large area with a wall installed to create 2 units upstairs. Changes were made to the ADU property. It was pointed out the lot allows four (4) units and only three (3) are being proposed. No density is being added. It is located at the corner of Kennebeck and Bayside Walk.

Public comment was opened up. Lisa and Gary Borchart live at 3338 Bayside Walk attended the meeting and spoke during the public comment period. Mr. Borchart explained the vacation renters keep the HVAC going all day and night and that he contacted code enforcement. He believes the HVAC is nonconforming. Apparently, the HVAC unit was installed close to the property line and puts the large HVAC unit for the building within inches of the neighbor's bedroom window. He commented that he contacted the Property Owner and property manager of the building to complain about the noise from the HVAC to no avail and asked the MBPPB if it can do anything.

Chair pointed out there is not paperwork indicating a code enforcement violation was issued to the Property Owner by the City for the HVAC unit, and that the HVAC issue is not part of the ADU application process for the Board to consider.

The Property Owner acknowledged he did not receive a code enforcement violation for the HVAC unit from the City. Property Owner commented that he will work Mr. Borchart to help rectify his complaint about the HVAC unit for the building.

Chair noted that ADU's are not permitted to be rented as a short term vacation rental. Property Owner commented that since the code enforcement violation for the unpermitted ADU, the unit has not been rented. Bob Semenson commented that he has an issue with ADU's being approved in Mission Beach since the PDO does not allow ADU's and pointed out the City must change the PDO to allow ADU's. He is also concerned that no off-street parking is required for ADU's in Mission Beach that already has a lack of sufficient parking.

After further discussion, the following motion was duly made:

MOTION #2 was made by Cynthia Stratton and seconded by Josh Geller TO APPROVE the designation of ADU for this unit at 3343 Bayside Lane even though ADU's go against the PDO because the lot allows four (4) units and only three (3) are being proposed.

VOTE: For: 4 Against: 1 Abstain: 4

Motion Does Not Pass.

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 – Because of the late hour, Board Members agreed to continue the Information Items below to a later date.

- **Liaison Update (Airport Noise Advisory Committee (“ANAC”))** –
Presenter: MBPPB ANAC Representative Gloria Henson
- **Mission Beach Planned District Ordinance (“PDO”) Educational Session** –
Presenters: MBPPB Member Bob Semenson and Chair Debbie Watkins

There being no further business, the next MBPPB Meeting takes place on **Tuesday, November 21, 2023 at 6:30 PM in the Belmont Park Community Room.**

ADJOURNMENT

MOTION #3 was made by Rob Brown and seconded by Josh Geller TO ADJOURN the meeting at 8:31 PM.

VOTE: For: 9 Against: 0 Abstain: 0

Motion Passed.

Recording Secretary: Gloria Henson
Prepared by: Debbie Watkins, Chair/Secretary