

MISSION BEACH PRECISE PLANNING BOARD ("MBPPB")
AGENDA: Tuesday, June 17, 2025 @ 6:30 PM
Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor

Board Members Present:

Kip Eischen	Gloria Henson	Dennis Lynch	Daniel Pick	Anthony Richardson
Bob Semonsen	Dave Sheaks	Gernot Trolf	Larry Webb	Cindi Stratton
Lauren Powell				

Board Members Absent:

Rob Brown	Chris Wilcox	Alan Bark
-----------	--------------	-----------

OPENING FUNCTIONS

Meeting called to order by **Chair Powell at 6:34 PM**. Quorum was confirmed to conduct business.

ADMINISTRATIVE ITEMS

- Revisions to June 17, 2025 Agenda

MOTION #1 was made by Board Member Stratton and seconded by Board Member Semonsen to revise the June 17, 2025 agenda to add an update on the City Council ADU action.

Vote: For: 10	Against: 0	Abstain: 0
Motion Passed		

- May 20, 2025 Minutes of Meeting Modifications and Approval: Copies of the May 20, 2025 Meeting Minutes were distributed and reviewed. Board Member Henson requested a revision to state that no ANAC meeting was held, instead of there being no report.

MOTION #2 was made by Board Member Semonsen to approve the May 20, 2025 minutes with that revision. Seconded by Board Member Henson.

Vote: For: 9	Against: 0	Abstain: 1 (Board Member Stratton)
Motion Passed		

- **Chair's Report**

- Training: 2025 Annual Planning Group Training was held Thursday, May 29th. Chair stated that attending mandatory training was a requirement for membership on the board.
- Attendance requirement: Chair Powell reminded all Board members that they must attend 2/3 of all meetings to remain on the board, or at least 7.
- Chair requested Board member Webb give a summary of the City Council action on ADUs at the Council meeting held June 16. Board member Webb reported there was support at the Council meeting for not allowing ADUs in Mission Beach, but that the State had notified the City that limits on ADUs based on zone or district were a violation of State law.

MOTION #3 was made by Board Member Webb to direct a letter to the City Council to limit ADUs to developable space of 4000 sq. ft or larger, based on the Council's action on Monday, June 16 regarding ADUs. Seconded by Board Member Henson.

The board and public were given an opportunity to discuss.

Vote: For: 5 Against: 6 Abstain: 0

Motion did not pass. Chair voted against.

REPORTS FROM GOVERNMENT OFFICIALS – None present

BUILDING PLAN REVIEW– None

NON-AGENDA PUBLIC COMMENT- One (1) minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB.

- One member of the public suggested individual board members should write to the City Council opposing ADUs in Mission Beach.

BOARD COMMUNICATIONS

INFORMATION ITEMS:

- **Liaison Update (ANAC) – Gloria Henson, MBPPB ANAC Representative**
 - Board Member Henson stated that ANAC met on May 21, 2025. She distributed a summary of the presentations to the Board (attached).

ADJOURNMENT: Next meeting: Tuesday, July 15, 2025 at 6:30 PM at the Belmont Park Community Room. Submit Agenda Items 10 days PRIOR to the scheduled Board Meeting to Chair at: mbpreciseplanningboard@gmail.com for consideration.

MOTION #4 was made by Board Member Webb and seconded by Board Member Semonsen to ADJOURN the meeting at 6:58 PM.

Vote: For: 10 Against: 0 Abstain: 0

Motion Passed, meeting adjourned at 6:58PM.

ANAC May 21, 2025, 2nd meeting in 2025

Summary by Gloria Henson, MBPPB representative

Use this link to see all details:

https://www.san.org/DesktopModules/Bring2mind/DMX/API/Entries/Download?EntryId=18051&Command=Core_Download&language=en-US&PortalId=0&TabId=487

PRESENTATIONS:

1. Fly Quiet Program – 2024 Winners: Based on cumulative certification data for aircraft. Net average of operations by type of aircraft. 8 Measures quietest aircraft use during most sensitive hours: 10:00 p.m. - 6:59 a.m. Exceedances as a percent of operations: Day (90 dB) Evening (85 dB) Night (80 dB) Stage 5 Nighttime Hours Noise Exceedance Curfew Compliance One point loss for a violation. An additional point will be deducted if the violation results in a fine. Fly Quiet Program Scoring Elements 9 Sideline Approach Departure • Evaluates noise contribution. o Uses Approach, Sideline, and Departure noise. • Based on FAA Certified Noise Levels (CFR Part 36). • Operators receive a higher rating if flying newer generation (quieter) aircraft.

2. Airport Authority Updates

Airport Development Program Noise Mitigation Measures Update Measures identified in the Airport Development Plan Environmental Impact Report on noise. Use link above for all details.

This is a summary of 2024 accomplishments, a full report was provided via the link.

22 Sound Insulation Expansion Update Noise Exposure Maps Portable Noise Monitoring Program Assess Findings of FAA Reauthorization Acts (Noise) Curfew Fines for Quieter Home Program Quieter Home Program (QHP) continues to treat eligible units within the 65–decibel contour.

234 units completed in 2024, with 300 projected for completion in 2025. In 2024, one member of the public requested and received a completed PNM Report. The PNM program has successfully completed at seven locations; all PNM reports are available online.

Staff is monitoring the Noise Policy Review (NPR) research and associated news. FAA to form national Airport Noise Advisory Committee, providing guidance / recommendation on how to modernize noise mitigation efforts.

Procedures in place allowing airport staff to utilize curfew fines for QHP expenses. Noise Exposure Map accepted on 9/2/22; Noise Compatibility Program Record of Decision on 1/11/23. Airport Authority updates contours every five years, next update in 2026 – 2027.

3. Update on the Implementation of the FAA Reauthorization Act of 2024 and Status of FAA Noise Policy Review, see link at top for full report,

FAA Reauthorization Act of 2024 – Noise Sections Sec. Title Description Implementation Timeline 786 PART 150 NOISE STANDARDS UPDATE

- Directs the FAA to review and revise 14 Code of Federal Regulations (CFR) Part 150, to reflect all relevant laws and regulations, including 14 CFR Part 161

- In clarifying existing and future noise policies and standards, the FAA is required to seek feedback from airports, airport users, and individuals living in the vicinity of airports Not later than 1 year after the date of the act; administrator shall review and revise Part 150. Briefing required 90 days from passage of the act, and every 6 months thereafter. 787
REDUCING COMMUNITY AIRCRAFT NOISE EXPOSURE

- FAA shall take additional action to reduce aircraft noise when implementing or revising a new flight procedure No timeline 792 AIRCRAFT NOISE ADVISORY COMMITTEE

- Requires FAA to establish an Aircraft Noise Advisory Committee (ANAC) to advise the FAA on issues facing the aviation community that are related to aircraft noise exposure and existing FAA noise policies and regulations

- Duties will include: (1) evaluation of research on aircraft noise, (2) assessment of alternative noise metrics, (3) evaluation of 65 dB noise threshold (4) evaluation of noise mitigation strategies and community engagement

- Must be formed pursuant to the Federal Advisory Committee Act (FACA) of 1972 FAA must establish the committee by November 12, 2024. 793 (a) COMMUNITY COLLABORATION PROGRAM

- FAA shall establish a new “Community Collaboration Program” (CCP) No timeline 793 (b) COMMUNITY COLLABORATION PROGRAM

- FAA must carry out engagement efforts related to air traffic procedure changes, coordinate with Regional Ombudsmen, increase the responsiveness of the FAA’s noise complaint process, and implement GAO recommendations related to improving outreach on noise. FAA must brief Congress on the CCP within 2 years of implementing the GAO recommendations related to improving outreach on noise

COMMONALITY BETWEEN NOISE POLICY REVIEW AND FAA REAUTHORIZATION

PROVISIONS Section 792 Aircraft Noise Advisory Committee Noise Policy Review Section 786 Part 150 Update

- 14 CFR Part 150, Appendix A, Table 1 establishes land use compatibility based in part on annoyance response • 14 CFR Part 150, Appendix A, Section A150.3(b) establishes DNL as basis of analysis

- 14 CFR Part 150, Appendix A, Section A150.101(d) establishes DNL 65 dB threshold

- Conduct outreach on current and future noise policies before implementing any changes. 1 2 3 Evaluate noise mitigation strategies and FAA community engagement efforts Evaluate DNL 65 dB threshold Assess alternative metrics to supplement/replace DNL Evaluate existing impacts and annoyance research Consider findings from ongoing noise research Consider use of other metrics in lieu of or in addition to DNL Review whether to continue to use DNL 65 dB threshold Seek public and stakeholder input on NPR, and consider reviewing noise policy more frequently to respond to new information 14 CFR Part 150, Appendix A, Table 1 establishes land use compatibility based in part on annoyance response 14 CFR Part 150, Appendix A, Section A150.3(b) establishes DNL as basis of analysis

NEXT ANAC MEETING: November 19, 2025 Airport Authority Administration Building 2417
McCain Road,