

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, October 20, 2020 @ 6:30 PM  
Meeting via Zoom (Video) Conference  
Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Josh Geller	Dennis Lynch
Brian McCarthy	Mike Meyer	John Ready	Brandon Soule
Gernot Trolf	Debbie Watkins	*Jenine Whittecar	*Bob Semenson
*Gloria Henson	**Scott Morrison		

---

\* Newly elected by Board at 10/20/20 meeting

\*\*Board processing 3 consecutive absences in violation of Bylaws

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:33 PM and a quorum was confirmed. She announced that Jenine Whittecar and Michelle Baron will be taking the minutes of this Zoom Meeting as Acting Secretaries.

**ADMINISTRATIVE ITEMS**

- Revisions to Agenda

Copies of the Agenda for the September 15, 2020 Meeting via Zoom (Video) Conference were distributed and reviewed. Chair reported that under the Agenda Item *2020 Election of Area Representatives*, Area 5 Candidate Rob Brown withdrew his candidacy and will be removed from the list of candidates to be seated.

**MOTION #1** to was made by Brandon Soule and seconded by Gernot Trolf **TO REVISE** the Agenda as stated above.

**VOTE:                      For: 10                      Against: 0                      Abstain: 0**

**Motion Passed.**

- **Approval of Minutes for September 2020**  
Copies of the draft September 15, 2020 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the September Minutes were approved by **UNANIMOUS CONSENT**.

- **Chair’s Report**  
The next ANAC meeting takes place tomorrow at 4 PM as a Zoom meeting for ANAC members. The meeting will be live-streamed on you tube for the public.

Chair reported that Scott Morrison missed three (3) consecutive meetings in violation of the Bylaws. An email was sent to Scott on September 17, 2020 to notify him of this violation and inform him that his seat in Area 5 Representative will be declared vacant. On October 15<sup>th</sup>, Scott responded via email objecting to this action and expressed his desire to present his case to the MBPPB. Chair noted that as has been done in the past, Scott will be given the opportunity to present his case at the Board’s November 17<sup>th</sup> Zoom Meeting.

**Action Item:**

- **2020 Election of Area Representatives** – Vote of the MBPPB Members to seat candidates in the three (3) uncontested areas pursuant to Council Policy 600-24 related to the pandemic:

**Area 1** between San Diego Pl & South side of Capistrano Pl – **Bob Semenson**

**Area 3** between North side of W. Mission Bay Dr. & South side of El Carmel Pl – **Jenine Whittecar**

**Area 4** between North side of El Carmel Pl & South side of San Jose Place – **Gloria Henson**

Chair reported that Alan Bark withdrew his candidacy in Area 3 on September 29th so the Board is able to seat Jenine Whittecar.

**MOTION #2** was made by Josh Geller and seconded by Gernot Trolf **TO APPROVE SEATING CANDIDATES** listed on the MBPPB’s March 2020 Election Ballot for Area Representatives in the three (3) uncontested areas pursuant to revised Council Policy 600-24 due to the Covid-19 pandemic as follows:

**Area 1:** **Bob Semenson**, Property Owner/Resident (3-yr. term ending March 2023)

**Area 3:** **Jenine Whittecar**, Incumbent/Property Owner/Resident (3-yr. term ending March 2023)

**Area 4:** **Gloria Henson**, Property Owner/Resident (3-yr. term ending March 2023)

**VOTE:**                      **For: 10**                      **Against: 0**                      **Abstain: 0**

**Motion Passed.**

**Reports from Government Officials**

- **District 2 Councilmember Jennifer Campbell**

Councilmember Campbell took questions and concerns from the MBPPB Members and public in attendance. Board Members and public expressed concerns including:

- (1) Spike in crime at Belmont Park
- (2) Spike in homeless people in Mission Beach
- (3) Gang infestation like the 1980’s and 1990’s
- (4) Cars racing down Mission Boulevard
- (5) Lack of police presence in Mission Beach
- (6) Environmental concerns regarding trash from the overflowing trash bins in alleys from STVR’s
- (7) Carve out of Mission Beach to allow 30% STVR’s in proposed STVR Ordinance
- (8) Management of STVR by companies and aftermath of many STVR’s being turned over the same time, same days, creating chaos on any given Saturday
- (9) Problems with STVR Lottery system
- (10) Campers illegally parked all night at closed parking lots
- (11) CM Campbell’s position change to support STVR’s

- **Michaela Valk, Community Representative for Todd Gloria (78<sup>th</sup> Assembly District)**

Michaela reported the 2019-2020 Legislative Session concluded for the year. The Navy signed over its 70 acres of the NAVWAR property to SANDAG for redevelopment of the site.

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**  
Seamus is working on handling problems with the ongoing construction work being done by Orion Contractors impacting courts and alleys in North Mission Beach for residents.

**Non-Agenda Public Comments** (Time allotted to each speaker will be limited to one (1) minute for Non-Agenda Items within the Board’s jurisdiction subject to time and technological constraints.)

Chair noted that to help facilitate this Zoom meeting, non-agenda public comments must have been submitted in writing to the meeting coordinator prior to the meeting. There were no comments.

**Other**

**Action Item:**

- **Belmont Park Security Concerns** – Discuss options to curb recent criminal activity in the South Mission Beach area around Belmont Park with the goal to move forward with a long-term solution i.e., closing off the South parking lot of Belmont Park overnight; installing permanent gates at each entrance of South parking lot. Belmont Park is seeking support/approval from the MBPPB.

**Presenter:** Ben Marsh, Director of Facility Operations at Belmont Park

Ben Marsh explained that in an attempt to curb a recent increase in crime and criminal activity in the South Mission Beach area, Belmont Park is proposing to fund the construction of locking gates at the entrances to the South parking lot of the park. He showed a picture depicting proposed gate locations. Ben pointed out Belmont Park has the support of the City’s Parks and Recreation Department and other community entities including the Mission Beach Town Council, Office of CM Campbell, and the Northern Division of the San Diego Police. Ben asked for the support of the MBPPB.

After further discussion, the following motion was duly made:

**MOTION #3** was made by Josh Geller and seconded by Michelle Baron **TO SUPPORT** Belmont Park’s proposal to fund the construction of locking gates at the entrances to the South parking lot of the park to curb the increase in crime and criminal activity.

**VOTE: For: 12 Against: 0 Abstain: 0**

**Motion Passed.**

**BOARD COMMUNICATIONS**

**Action Items:**

- **PDO Update** – Review, discuss and vote on third draft of recommended clarifications to *Chap 15 Art 13 Div 04: General and Supplemental Regulations*
- **PDO Update** – Review, discuss and vote on second draft of recommended clarifications to *Chap 15 Art 13 Div 03: Zones and Subdistricts*

The MBPPB members reviewed and discussed the drafts of the proposed clarifications to the PDO chapters listed above. After further discussion, motions were duly made as follows:

**MOTION #4** was made by Brandon Soule and seconded by Dennis Lynch **TO APPROVE** the proposed clarifications to Chapter 15, Article 13, Division 4: General and Supplemental Regulations.

**VOTE: For: 11 Against: 1 Abstain: 0**

**Motion Passed. [Against: G. Trolf]**

**MOTION #5** was made by Mike Meyer and seconded by Brandon Soule **TO APPROVE** the proposed clarifications to Chapter 15, Article 13, Division 3: Zones and Subdistricts.

**VOTE: For: 11 Against: 1 Abstain: 0**

**Motion Passed. [Against: G. Trolf]**

There being no further business, Chair noted the Board's next meeting will be held on Tuesday, November 17, 2020 via Zoom (Video) conference at 6:30 PM. Submit Agenda Items 10 days **PRIOR** to the scheduled Board meeting to the Chair for consideration.

#### **Adjournment**

**MOTION #6** was made by Mike Meyer and seconded by Gernot Trolf **TO ADJOURN** the meeting via Zoom (Video) Conference at 8:34 PM.