

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)**  
**Tuesday, June 16, 2020 @ 7 PM**  
**Meeting via Zoom (Video) Conference**  
**Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Dennis Lynch	Brian McCarthy
Mike Meyer	Brandon Soule	Gernot Trolf	Debbie Watkins
Jenine Whittecar			

**Absent:** Josh Geller; Scott Morrison; John Ready

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 7:05 PM. Chair noted there was a quorum to proceed.

Chair pointed out this was the Board’s first Zoom Video Conference Meeting. Due to the COVID-19 pandemic and mitigation measures, the last general meeting of the MBPPB was held on February 18, 2020. General meetings for March, April and May, 2020 were Adjourned.

**ADMINISTRATIVE ITEMS**

**• Revisions to Agenda**

Copies of the Agenda for the June 16, 2020 Meeting via Zoom (Video) Conference were distributed and reviewed. No revisions.

**• Approval of Minutes for February 2020**

Copies of the draft February 18, 2020 Minutes of Meeting were distributed and reviewed. There being no corrections, the February Minutes were approved by **UNANIMOUS CONSENT**.

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

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

**1. 2020 Election of Area Representatives and Election of MBPPB Officers:** Because of the COVID-19 pandemic and measures implemented to mitigate it, the MBPPB has not been able to conduct a normal general meeting. The last in-person meeting of the MBPPB was held on February 18, 2020, and all actions thereafter were suspended. Recently, the City Council updated Council Policy 600-24 to make concessions for the pandemic that caused community planning groups to halt meetings since March, many of which included the 2020 Election of Area Representatives that had to be postponed. One of the concessions was for community planning groups to be able to seat eligible candidates running in the election by vote of the community planning group at the next meeting as long as there are no contested seats.

Because the MBPPB has two (2) eligible candidates running in Area 3 for the 2020 Election of Area Representatives, it is required to conduct the election in person for community members to cast their votes for eligible candidates in the area they reside. So, technically, the election is still on hold.

If the MBPPB is not able to conduct an in-person general meeting in July where it can hold the 2020 Election of Area Representatives concurrent with that meeting, Chair will call for a “**Special Meeting**” in **August** to hold the Election. If COVID-19 mitigation measures are lifted, the plan for either July or August will be to hold the 2020 election on the outside deck of the Belmont Park community room and conduct the general meeting with a limited agenda inside the community room with all of the windows open. Everyone will be required to social distance and wear a mask.

If the above scenario happens, the MBPPB can conduct the “election of officers” at its next monthly meeting, and consider filling any vacancies left after the election with interested eligible candidates. Even if the MBPPB is able to meet in person in July and hold the election, there will be an August special meeting to move forward with other essential business i.e., election of officers and filling vacancies left after the election.

Chair noted that all of this is contingent upon lifting the current “stay-at-home” and “no gatherings of 10 or more” COVID-19 mitigation measures and the MBPPB has access to the Belmont Community Room.

**2. ANAC Representative starting June 17, 2020:** The Airport Authority’s (“AA”) Policy for ANAC membership is that every two years, one representative is selected from each of the three community planning groups outside the 65 decibel noise contour with the highest number of households submitting noise complaints for the last term. Based on the analysis for the year 2019, the MBPPB is one of those communities invited back to participate. The letter from the AA requested the Chair, or Chair’s designee, to select the representative to serve on ANAC starting June 17, 2020 for two years.

On June 3<sup>rd</sup>, Chair sent the AA a letter explaining that due to the COVID-19 pandemic and measures implemented to mitigate it, the MBPPB has not been able to proceed with the Election of Area Representatives and the subsequent election of officers at this time. Chair explained that until further notice, Debbie Watkins will be the MBPPB Representative on ANAC starting June 17<sup>th</sup>, to ensure continuity in representation.

The next ANAC meeting takes place tomorrow at 4 PM as a Zoom meeting. The ANAC Agenda can be found online to obtain the log-in information.

**3. AA Part 150 Study:** Chair commented that as a member of the Technical Advisory Committee (“TAC”) and ANAC representative for Mission Beach, she has good airplane noise relief news to report. On May 28<sup>th</sup>, the TAC had a virtual (zoom) meeting to go over preliminary alternative modeling results for potential flight path changes that can have a beneficial effect on reducing airplane noise in Mission Beach. The PADRZ SID flight path and nighttime departures (all flights depart over MB from 10 PM – 11:30 PM) that have caused so much noise and stress in the Mission Beach community are currently being reviewed under the Part 150 Study.

One recommendation under consideration is to move the PADRZ SID flight path south to fly over the Mission Bay Channel between Ocean Beach and Mission Beach. Chair noted that one of her major concerns for many years as ANAC representative has been that the Mission Beach community has suffered the brunt of all nighttime departures over Mission Beach from 10 PM – 11:30 PM.

With the possibility of flight path changes under the Part 150 Study, Chair said she proposed a recommendation to consider sharing the burden with respect to nighttime departures. That recommendation is now being considered during the Part 150 process. Chair also pointed out that

the recent implementation of the PADRZ SID just intensified the constant thundering of airplane noise in the Mission Beach community and needs to be modified as well.

The most recent flight procedure recommendations and analyses can be reviewed on the AA's website at [sannoisestudy.com](http://sannoisestudy.com) under "Document Library." These proposed recommendations are not final and are still in the process of being studied. For anyone concerned about airplane noise, this AA link is the avenue to comment directly and participate in this important Part 150 Study. Sometime this summer, the AA will conduct a public outreach on possible flight path alternatives for consideration.

## DEVELOPMENT PROJECT REVIEW

### Action Item:

- **811 Salem Court New Residence CDP; Project #656957**

**Presenter:** Tim Golba, Golba Architecture Inc.

**Description:** (Process 3) Coastal Development Permit to construct a new 3-story single dwelling unit with an attached garage on a vacant lot. The 0.029-acre site is located in the MBPD-NC-N/MBPD-R-N and Coastal (Appealable) Overlay Zone.

The property owners were not present. Architect Tim Golba represented the property owners.

Architect Tim Golba presented and discussed the proposed plans. He noted that the lot is 26' x 50' of which 1,270 sq. ft. will be the single family residence with a bonus room on the third floor. There is a two-car attached garage off the alley. Project Reviewers Brandon Soule, Dennis Lynch and Mike Meyer reviewed the proposed project plans for the MBPPB. The project issues discussed are listed below.

- North side dormer exceeds 10-feet in width measurement. The 6-inch eave measurement should be included in the calculation of the total 10-foot width measurement of the dormer;
- 3-ft wide, 3-ft high gate on west side yard is not an allowable encroachment in interior side yards pursuant to PDO Section 1513.0304(d) (1) and should be eliminated.

Architect Golba agreed to remove the gate as part of the motion to approve with condition. After further discussion, the following motion with condition was duly made:

**MOTION #1 was made by Brandon Soule and seconded by Mike Meyer TO APPROVE WITH CONDITION the proposed project plans at 811 Salem Court - CONDITION: Removal of 3-ft high gate on West side yard – gate is not an allowable encroachment in the interior side yards pursuant to PDO Section 1513.0304(d) (1).**

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

**Motion Passed.**

## REPORTS FROM GOVERNMENT OFFICIALS

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

Seamus Kennedy informed the group that the City summer's moratorium has been extended in North Mission Beach until next month. Repaving of the alleys and streets will take place throughout the night for three dates. Mr. Kennedy took questions from the MBPPB members and public pertaining

to geofencing of scooters not being enforced, cars and motorcycles racing through stop signs, and health concerns regard short term vacation rentals during Covid-19 pandemic.

- **Miller Saltzman – District Rep for Senate President Pro-Tempore Toni Atkins**

Miller Saltzman commented about the Senate housing package regarding the housing shortage and expediting unused land for housing. He reported that Governor Newsome is reviewing the budget, which is in negotiation. There is a \$54B budget deficit. He noted that unpaid rents may get short term credit relief. The State received \$23B of recovery funds for economic help. COVID-19 resources are available on their website. The March Legislature passed \$7M budget to help with homeless populations. Mr. Saltzman took questions from the MBPPB members and public.

**NON-AGENDA PUBLIC COMMENT** (Time allotted to each speaker will be limited to one (1) minute to make comments about Non-Agenda items within the jurisdiction of the Board subject to time and technological constraints.)

Chair reminded everyone 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 for inclusion in the record.

Chair noted she received two (2) written requests to comment.

1) Bill (William) Wu introduced himself and commented he is a Mission Beach resident since 1999, and lives in Area 3. He raised 7 children here and is a retired Chiropractor. He is interested in filling any vacancy available on the MBPPB after the election.

2) Cindy Stratton introduced herself and commented she is a Mission Beach resident for 20+ years and lives in Area 2. She has a daughter who is a sophomore at USC, and a son who is a student at La Jolla High. She is a Partner in the law firm of Stratton and Green. Her husband has lived in Mission Beach for 47 years. She is interested in filling any vacancy available on the MBPPB after the election.

## **BOARD COMMUNICATIONS – None.**

There being no further business, Chair noted that if the State of Emergency has been lifted for Community Planning Groups, our next meeting will be held on Tuesday, July 21, 2020 at 7 PM in the Belmont Park Community Room. Elections will take place concurrent with but separate from the July 21st Board Meeting from 7 PM – 8 PM. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to the Chair for consideration.

## **ADJOURNMENT**

**MOTION #2** was made by Brandon Soule and seconded by Mike Meyer  
**TO ADJOURN** the meeting via Zoom (Video) Conference at 7:50 PM.

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

**Motion Passed.**

Jenine Whittecar and Michelle Baron, Acting Secretaries