

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, September 19, 2023 @ 6:30 PM  
Belmont Park Community Room, 3146 Mission Boulevard, 2<sup>nd</sup> Floor  
Minutes of Meeting**

**Board Members Present:**

Michelle Baron	Rob Brown	Gloria Henson	Dennis Lynch
Bob Semenson	Debbie Watkins	Jenine Whittecar	

**Absent:** Rebecca Abbott; Josh Geller; Cynthia Stratton; Gernot Trolf

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:40 PM. A quorum was confirmed to conduct business.

**Administrative Items**

- Revisions to Agenda  
Copies of the Agenda for the September 19, 2023 Meeting were distributed and reviewed. No changes to the Agenda.
  
- **Approval of Minutes** for July 2023 Meeting  
Copies of the draft July 18, 2023 Minutes of Meeting were distributed and reviewed. There being no corrections, the July 18, 2023 Minutes were **APPROVED BY UNANIMOUS CONSENT.**
  
- **Chair’s Report – No report**

**REPORTS FROM GOVERNMENT OFFICIALS –**

Seamus Kennedy, Community Representative for District 2 Councilmember Jennifer Campbell

Seamus Kennedy was present and reported the following updates:

- Police’s summer beach team has wrapped up;
- Capital Improvement Budget asked for sea wall funding as primary request from Mission Beach;
- The City is short on night time police enforcement;
- Replacement of street lights is still high at 6-8K lights and growing; insufficient electricians available to fix lights as previously planned.
- Seamus was asked to provide a list by location of what lights in Mission Beach and Pacific Beach have been identified for repair/fix. (Note: Larry Webb, President of the MBTC, provided a status of all Oceanfront lights needing repair to Seamus at the MBTC meeting.)
- Jenine Whittecar asked Seamus who to call about wood fires on the beach. He said to let him know and post it on GET IT DONE;

- Michelle Baron pointed out that Khota in the Mayor’s office is aware of street light problems;
- Rob Brown pointed out lights are out in specific strips of Mission Beach; asked whether SDG&E has set time frame for undergrounding in North Mission Beach.
- Gloria Henson asked what our District representative’s position was on the proposed Mission Bay Master Plan Change and Seamus replied it was still being reviewed.
- Debbie Watkins said there are wood fires on the beach in the sand with no enforcement from Police; she called Police to report fires on the beach and was told to call 911 and it would go directly to Fire Department.

Members of the public in attendance were given the opportunity to comment and ask questions.

## **OTHER**

### **Information Item:**

- New Terminal 1 Project at the San Diego International Airport Update;  
Presenter: Sophia Barnhorst, Manager, Government & Community Relations Office, San Diego International Airport

Presenter: Nicole Hall Marketing Rep for San Diego International Airport

Nicole Hall gave a PowerPoint Presentation on the new Terminal 1 gate expansion and terminal and roadways project. The information included:

- November 2021 New T1 construction began on the 56-year old terminal built in 1967
- \$3.64B project paid for by Federal grants, airline lease agreements and bond sales
- October 2023 new Admin Building opens and ANAC will meet there
- Terminals T1 and T2 will be connected for single security
- Late 2024 New T1 parking structure will open
- Late Summer 2025 opening date of new 19 gates
- Early 2028 opening date of balance of 11 gates for a total of 30 gates
- Mid-2028 earliest completion of Airside improvements
- Traffic will be routed direct from Laurel St to Airport Walkway
- Concessions increased by 250%; restaurants and retail shops

The Board and public were given an opportunity to ask questions. Bob Semenson asked how the Terminal 1 expansion would be funded. Nicole Hall reiterated that the project is being paid for by Federal grants, airline license fees and bond sales. Debbie Watkins asked whether the departure curfew from 11:30 PM – 6:30 PM would be changed due to the increased number of gates. Nicole Hall said no plans to change or modify the curfew are planned.

## **BUILDING PLAN REVIEW**

### **Action Item:**

- **PRJ-1086121 (808 Dover Court): Coastal Development Permit for an accessory dwelling unit over an existing single family residence garage at 808 Dover Court. The 0.05-acre site is located in the MBPD-R-S Zone, Coastal Height Limit Overlay Zone, Coastal (Appealable) Overlay Zone, within the Mission Beach Community**

**Plan Area. CD2; Process 3 Coastal Development Permit (CDP) pursuant to San Diego Municipal Code §126.0707(b) for the construction of a new accessory dwelling unit over an existing detached garage within the appealable Coastal Overlay Zone.**

Presenter: Chris Smart, LEED AP, Master of Architect, Master of Science in the Built Environment – Chris Smart Designs

Property Owner Daniel Hack was present.

Chris Smart presented the proposed project plans. Daniel Hack participated in the presentation. Apparently, Daniel Hack came to San Diego in 2019 and purchased this property as his first home from a friend who had the plans for the ADU already prepared. Mr. Hack stated he was not a contractor but he built the ADU. He said he did not get a permit. He had the 7' fence built and pulled up the bricks in the front yard and cemented it in.

The house was built around 1937 with redwood siding. The 808 sq. ft. garage was built between 1950 and 1960, according to a neighbor who was present. Mr. Hack and Chris Smart do not know if the garage was built with a permit or if it is up to code.

Helen Duffy, Valerie Vanoli and Bonnie Sin Clair were in attendance as “interested parties” and expressed their concerns about the property and the proposed ADU plans. These “interested parties” pointed out there was a fire at the property several years ago and the fire impacted 6 of the 18 units in their building next door at 2965 Mission Boulevard. Helen Duffy commented that several code enforcement violations were filed against the property in August 2021 regarding the shed and spa built with no permit, which is shown on the plans as a parking space. They claim there are no setbacks and the spa and shed create a “firetrap” situation for the ADU with limited exit ability.

The Board pointed out that there are several items that do not meet the PDO – the 7' fence around the front yard requires a 3' foot fence; the 100% cement front yard does not meet the PDO requirement of 50% hardscape and 50% softscape; the spiral stairs as the only entrance or exit to the second story ADU; the non-compliant HVAC; the unpermitted shed and spa. The MBPPB was not made aware of any code enforcement actions against this property by the City. A Board Member pointed out to the owner that it is illegal to have a tenant in an unpermitted ADU with unknown safety issues (spiral stairs as only exit). Tenant must vacate until ADU is permitted.

After further discussion, the Board, the Applicant (Chris Smart) and the Property Owner (Daniel Hack) agreed to not take action on this project at this time. The Board asked them to resubmit plans for consideration at the MBPPB's November 21, 2023 meeting, to include the following information:

- Site plan (Detailed plans for ADU, landscaping and parking spaces)
- Photos of all existing permitted and unpermitted additions to the property
- Plans of what was built without permits
- Copies of City approvals/coastal violations
- Code compliance case concerns

- Plans for the remodel to bring everything up to current Code
- Notations showing which unpermitted items will be removed (the sauna, items encroaching in the setbacks, the tall fence; landscaping)
- Copies of all correspondence between the City’s Development Services Department, Code Compliance and Coastal Commission

Property Owner Daniel Hack commented that his goal is to make the property all right, legal.

**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** – The following Information Items were continued to the October 17, 2023 MBPPB meeting due to time constraints.

**Information Item:**

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

There being no further business, the next MBPPB meeting takes place on Tuesday, October 17, 2023 at 6:30 PM in the Belmont Park Community Room.

**ADJOURNMENT**

**Motion #1 was made by Rob Brown and seconded by Jenine Whittecar TO ADJOURN the meeting.**

**VOTE: For: 6 Against: 0 Abstain: 0**

**Motion Passed.**

Recording Secretary: Gloria Henson  
Prepared by Debbie Watkins, Secretary