

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, November 16, 2021 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Meeting**

Board Members Present:

Rebecca Abbott	Michelle Baron	Rob Brown	Josh Geller
Gloria Henson	Dennis Lynch	Brian McCarthy	Scott Morrison
Bob Semenson	Cindy Stratton	Gernot Trolf	Debbie Watkins
Jenine Whittecar			

Absent: None

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:31 PM, and a quorum was confirmed.

Administrative Items

- **Revisions to Agenda**
Copies of the Agenda for the November 16, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for October 2021 Meeting via Zoom Conference
Copies of the draft October 19, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the October 19, 2021 Minutes were APPROVED by UNANIMOUS CONSENT.

REPORTS FROM GOVERNMENT OFFICIALS

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**
Seamus reported that the sidewalk vendor ordinance is scheduled to come before the City Council on December 14, 2021. He gave updates on the absence of lighting in the Mission Bay Parks and stated oversized vehicle violations were not being enforced. He commented that the recent crime problems in Mission Beach highlight the need for law enforcement.
- **Rachel Granadino, District Representative, CA State Assemblymember Christopher Ward, 78th Assembly District**
Rachel was not present but provided an email update that will be emailed to MBPPB members and public in attendance.
- **Khota Zaiser, Community Representative, Office of Mayor Todd Gloria**
Kota was not present but provided an email update that will be emailed to MBPPB members and public in attendance.

BUILDING PLAN REVIEW

Action Item:

- **Bayside Lane Duplex CDP; Project No. 682669:** Coastal Development Permit to demolish an existing duplex and construct a new 4,896 square-foot three story duplex with site walls located at **2625-2627 Bayside Lane.**

Presenter: Bryan Elia, Masterworks Construction Co.

Homeowner David Lepre is present.

Justin Salbato of Masterworks Construction Co. presented a PowerPoint of the proposed development plans. He pointed out the family will use the property. Justin explained that the property is located at the very south end of Bayside Lane where it curves into Mission Boulevard creating the pie-shaped lot. Standard five foot setbacks are met and each unit is 2,000 sq. ft. right at the 30-foot height limit.

Project Reviewer Dennis Lynch reviewed the proposed development plans for the MBPPB. He commented that building two units when three units were an option was best for the community. After discussion, Dennis pointed out the landscape plans meet the Mission Beach Planned District Ordinance (“PDO”) requirements. He pointed out the 9 inch cornice encroaches into the interior side yard and must be reduced to 6 inches pursuant to the PDO. Justin Salbato of Masterworks Construction Co. agreed to reduce the cornice to 6 inches.

The Board and public in attendance were given an opportunity to comment. After further discussion, the following motion was duly made:

MOTION #1 was made by Dennis Lynch and seconded by Josh Geller TO APPROVE the project at 2625-2627 Bayside Lane with the CONDITION to reduce the cornice in the interior side yard from 9 inches to 6 inches pursuant to the PDO requirements. Applicant agreed to reduce the cornice to 6 inches.

VOTE: For: 12 Against: 0 Abstain: 1

Motion passed.

OTHER

Information Item/Possible Action Item:

- **Paid Parking at Belmont Park’s North and South Lots:** Discuss pros and cons as to whether to allow/support paid parking at Belmont Park.

Presenters: Steve Thomas, Belmont Park General Manager; Josh Geller, MBPPB Area 1 Representative

Chair pointed out this Agenda Item only concerns the two parking lots of Belmont Park and the discussions will not include paid parking at other locations in Mission Beach, particularly those that fall under the purview of the Mission Bay Park Committee, like Bonita Cove.

Steve Thomas opened the discussion related to paid parking for the purpose of reducing the recent crime in and around Belmont Park. Steve explained there were several options to help make the Coastal Commission more acceptable to paid parking. One option was validation for parking by going into the park for a validation to park. The validation concept could also identify resident parking. Steve commented that Belmont Park has agreed to pay for the desired gate in the south parking lot but has not received approval from the City for the installation in over six months. The

conversation went off the Agenda item discussion to expand parking in other lots and the community; however, this agenda item only covers paid parking at Belmont Park North and South lots. No action was taken.

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

Gary Wonacott (South Mission Beach resident) made the following comments, which were submitted in writing as follows:

- I have purchased portable Larson Davis noise measurement and have made measurements from 10 pm to 11:30 pm that show that the aircraft moved from ZZOOO to the Noise Abatement departure cause at least two times the noise compared to departures on PADRZ. We are developing a website that will allow members of the public to view contours developed directly from noise monitor data.
- The City in 2019 published their Climate Action Plan, which includes predictions of Sea Level Rise for the future 2050 and 2100. The SDIA has a sustainability report published that likewise includes predictions of SLR and finally, the California Coastal Commission just reported a minimum of a 3.5 feet SLR by 2050. None of these reports agree, but none look good for Mission Beach. When I have asked the City personnel overseeing the storm drains and sewers work how they are preparing for SLR, they answer not their issue, and go speak to someone else.
- The redistricting baseline map breaks up La Jolla in the north and adds PB in the south into D1. Mission Beach is left in D2. Being left in D2 is an existential threat to our community. We need to send a letter from this organization requesting that we be moved to D1.

BOARD COMMUNICATIONS

- **Chair's Report**

(1) Reminder that the City Council will take up the Sidewalk Vending Ordinance at its December 14th Meeting.

(2) At this time, the plan is to conduct the January meeting via Zoom. If all goes well, Chair hopes to be able to conduct our future meetings at the Belmont Park Community Room. The Board agreed to start in-person meetings at 6:30 PM in the future.

- **Liaison Update (ANAC)** – The next ANAC meeting takes place on December 22, 2021.

There being no further business, Chair noted the next meeting will be held on **Tuesday, January 18, 2022 via Zoom (Video) conference at 6:30 PM.** The Board is dark in December.

ADJOURNMENT

**MOTION #2 was made by Rob Brown and seconded by Gernot Trolf
TO ADJOURN the meeting via Zoom (Video) Conference at 8:14 PM.**

VOTE: For: 12 Against: 0 Abstain: 0

Motion Passed.

Prepared by: Debbie Watkins, Secretary