

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, April 20, 2021 @ 6:30 PM  
Meeting via Zoom (Video) Conference  
Minutes of Meeting**

**Board Members Present:**

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

**Absent:** Brandon Soule

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:30 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 April 20, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.
- **Approval of Minutes** for March 2021  
Copies of the draft March 16, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. Board Member Gloria Henson pointed out a typographical error on page 3 under *Adjournment*- the vote count should be changed to 9-0-0. After further discussion, the following motion was duly made:

**Motion #1 was made by Gernot Trolf and seconded by Gloria Henson TO APPROVE the March 16, 2021 Minutes with the above-mentioned correction.**

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

**Motion passed.**

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**  
Seamus Kennedy gave updates on the following topics: Bird (scooter) Company contract for more accountability; plan to alleviate traffic back-up in South Mission Beach (one way in, one way out) for emergency vehicles. He took questions from the Board and public.
- **Rachel Granadino, District Representative, CA State Assemblymember Christopher Ward, 78<sup>th</sup> Assembly District**  
Rachel Granadino introduced herself. She announced that California will be reopening on June 15<sup>th</sup>. She took questions from the Board and public. A copy of her email update will be mailed to MBPPB Members and the public in attendance.

- **Khota Zaiser, Community Representative, Office of Mayor Todd Gloria**  
Khota Zaiser gave an update on the Street Vendor Ordinance and took questions from the Board and public in attendance.
- **Miller Saltzman, District Representative, Office of Senate President pro Tempore Toni G. Atkins**  
Miller Saltzman gave an update and took questions from the Board and public. A copy of his email update will be mailed to MBPPB Members and the public in attendance.

#### **BUILDING PLAN REVIEW - None**

**NON-AGENDA PUBLIC COMMENTS** (One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB subject to time and technological constraints.)

- Board Member John Ready commented that he has served on the Board for nine (9) years and will be stepping down as a Board Member to take off a year pursuant to the MBPPB Bylaws.

#### **BOARD COMMUNICATIONS**

- **Chair's Report**

(1) Short Term Residential Ordinance Enforcement Committee. Chair reported that the MBTC formed a STR Community Group with Kimberly Wise as the Chair. Ms. Wise is in the process of selecting a group of community members to track, assess and give feedback to the City about what is working, what's not working and where they are blind spots with regard to the new STR Ordinance. Chair stated it is important that the two groups work together to show unity in how Mission Beach wants enforcement and permitting to be implemented. Chair appointed Bob Semenson and Gloria Henson as MBPPB liaisons to represent MBPPB and work with Kimberly's group. As liaisons, Bob and Gloria will keep the MBPPB informed at our monthly meetings. The goal is to bring proposed recommendations to the Mission Beach community for input in a special community meeting for that purpose. Kimberly Wise was given an opportunity to address the group regarding the new committee.

(2) Proposed Storm Drain Project. This project was scheduled to be heard at the April 16<sup>th</sup> meeting of the Coastal Commission. However, the Coastal Commission postponed the hearing on that project. Chair hopes to bring the city's project manager of the storm drain project to an upcoming meeting for an update.

(3) South Mission Beach Sewer and Water Project. The project manager has been invited back to the MBPPB's May meeting to give an update on staging and other concerns. On April 7<sup>th</sup>, the Coastal Commission made an *Immaterial Permit Amendment* regarding staging and storing of construction equipment and materials for this project at the city's request to allow staging along the median, and eight (8) public parking spaces along Mission Boulevard and San Fernando Place will occur outside of the busy summer season.

(4) ANAC meeting via zoom for ANAC members tomorrow at 4 PM, and *youtube* video meeting for the public.

**Action Item:**

- **Accessory Dwelling Units (“ADU”S)** – Review, discuss and approve document to exclude ADU’s in Mission Beach – *The Case Against Accessory Dwelling Units in Mission Beach*

Chair shared the document for consideration – *The Case Against Accessory Dwelling Units in Mission Beach*, which will be sent to the City and Coastal Commission when appropriate for consideration. Board Members were asked for comments. Bob Semenson noted that the Coastal Commission has adopted a policy known as the *Residential Adaptation Policy Guidance* wherein cities are suppose to plan to remove residents that are threatened by sea level rise and restrict land use in hazardous areas. He pointed out that by adding units such as ADU’s violate that policy. Board Member Dennis Lynch commented he would like this discussion added to the ADU justification document. Board Member Gloria Henson pointed out that the high cost to rent an ADU with no parking does not make these units low income affordability for rentals. She recommended a discussion be added to the justification to show ADU’s will not create affordable housing in Mission Beach. Board Member John Ready expressed concern that if every place puts in an ADU, the use of utilities, water and sewer will increase stress in Mission Beach.

After further discussion, the following motion was duly made:

**Motion #2 was made by Gloria Henson and seconded by Brian McCarthy TO APPROVE the document – *The Case Against Accessory Dwelling Units in Mission Beach* – with additional comments to be added as discussed above.**

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

**Motion passed.**

Board Member Bob Semenson will send the wording for these additional comments to Chair Watkins to update the document.

There being no further business, Chair noted the next meeting will be held on Tuesday, May 18, 2021 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 #3 was made by Josh Geller and seconded by Gloria Henson TO ADJOURN the meeting via Zoom (Video) Conference at 8:04 PM.**

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

**Motion Passed.**