

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, June 21, 2022 @ 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	Bob Semenson	Cindi Stratton
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

**Absent:** Brian McCarthy

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:32 PM, and a quorum was confirmed.

**Administrative Items**

- **Revisions to Agenda**

Copies of the Agenda for the June 21, 2022 Meeting via Zoom Conference were distributed and reviewed. Chair requested an addition to the Agenda regarding the Sidewalk Vending Ordinance that would be included under *Board Communications* that will include a vote to take immediate action with the Mission Beach Town Council (“MBTC”) to prohibit vending in Mission Beach Park pursuant to Section 63.50 of the Municipal Code and the Mission Beach Precise Plan to ensure enforcement of no commercial activity in that area beginning June 22<sup>nd</sup>. The following motion was duly made:

**MOTION #1 was made by Rob Brown and seconded by Rebecca Abbott  
TO REVISE THE JUNE 21, 2022 AGENDA AS STATED ABOVE.**

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

**Motion Passed.**

- **Approval of Minutes** for May, 2022 Meeting via Zoom Conference

Copies of the draft May 17, 2022 Minutes of Meeting via Zoom Conference were distributed and reviewed. There being no corrections, the May 17, 2022 Minutes were **APPROVED by UNANIMOUS CONSENT.**

- **Chair’s Report**

(1) Chair reported that since the Governor has not lifted his emergency order regarding COVID measures and with related cases still in the picture, the plan is to conduct the Board’s July 19, 2022 Meeting via Zoom. Chair asked if there were any objections from Board Members. There being NO objections, the July 19, 2022 will be conducted via Zoom Conference.

(2) Chair Watkins commented that the 2022 Election of Area Representatives will be put on hold until the Board can meet in person. As the Board has done during COVID, it will wait to see when it can meet in person to hold the nominations and election.

(3) Street Lights Repairs in Mission Beach. Khota from the Mayor's office informed the Chair that street light repair crews will be going out in clusters. Mission Beach repairs are scheduled for early July. [Later in the meeting, Seamus Kennedy stated Mission Beach street lights and boardwalk lights would be fixed starting mid-July.]

(4) Accessory Dwelling Unit ("ADU") Update. Chair informed the group of the Article in San Diego Union on June 21<sup>st</sup> regarding ADU's, that reported the City of San Diego retreated from a blanket parking exemption the City gave to those who construct ADU's, which was prompted by complaints from the California Coastal Commission. The City Council voted unanimously to require new ADU's near the beach to have parking spaces if they are not close to a trolley stop or a bus line with frequent service. The Coastal Commission has valid concerns that ADU's utilization of parking spaces will deter public access to the beach. "It represents a potential substantial intensification of residential development in the coastal zone without a commensurate increase in off-street parking."

Board Member Bob Semenson pointed out that the City's revised Transit Priority Area ("TPA") map shows the area north of Windemere Court as part of the revised TPA.

## **REPORTS FROM GOVERNMENT OFFICIALS**

- **Rebecca Smith, Representative, Supervisor Terra Lawson-Remer, District 3, County of San Diego**

Rebecca gave an update. She stated the County budget will be approved on June 28<sup>th</sup> and encouraged citizens to write in for comments on the budget along with requests. She will provide her contact information to the Chair for distribution. The Board and public were given an opportunity to ask questions and comment.

- **Seamus Kennedy, Community Representative for District 2 CM Campbell**

Seamus gave updates on the following matters:

- Sidewalk Vending Ordinance - June 22<sup>nd</sup> is effective date for enforcement
- 50 new code enforcement officers were approved in the Mayor's budget (12 general Development Services Department; 20 officers dedicated to street vending enforcement with a portion available 24/7 for enforcement; 14 officers for vacation rental enforcement)
- Mission Beach street lights and boardwalk lights would be fixed starting mid-July 2022

The Board and public were given an opportunity to ask questions and comment.

## **OTHER**

### **Information Item**

- **New Organic Waste Recycling Collection: California Senate Bill 1383 requires all residents and businesses to reduce organic waste (food scraps, yard waste, food-soiled paper products) sent to the landfill): Presentation by Meagan Browning, Recycling Specialist III, City of San Diego, Environmental Services Department (approx. 20 minutes)**

**Presenter: Meagan Browning, Recycling Specialist III, City of San Diego, Environmental Services Department**

Meagan Browning reviewed her PowerPoint on the City’s plan to implement reduction in food and yard waste. The City will begin expanding its organic waste recycling by adding weekly green bin service to collect food scraps, food-soiled paper, and yard waste. This is part of a state-wide organic waste recycling law Senate Bill 1383 for all California businesses and residents. Implementation will be in phases. The food recovery programs for businesses will be in two tiers with tier 2 effective in 2024 for restaurants and hotels. Compositing bins and kitchen pails will be delivered to each unit by the City. The old trash trucks will be replaced with new trucks that use BIO-fuel. After her presentation, she opened the floor for questions.

The general feeling from the Board Members and public was that the program would NOT work in Mission Beach and would be an environmental disaster for Mission Beach for the following reasons:

- 30% of all units in Mission Beach will be vacation rentals and vacationers will not be aware of how to separate trash and most likely will not even be interested in participating. Over-flowing vacation rental trash cans are a problem now and has historically caused major fly infestation during the summer. A second trash pickup was approved and budgeted by the Mayor to reduce the fly infestation in Mission Beach in perpetuity.
- Most lots in Mission Beach are relatively small and do not have physical space to house the regular trash and recycle bins. Trash and recycle bins can line the alleys all week long. There is no more room for yet another bin at every house intended for food waste and soiled paper.
- Mission Beach does not have many yards producing garden clippings like normal residential areas.
- Compose bins can draw gnats and maggots and flies.
- Mission Beach has had tremendous problems with flies from garbage. The City paid \$30K for a *Fly Study*. It is very likely this new green program will bring back the fly problem.

Board Members requested the City VERIFY use of these additional green trash bins in Mission Beach BEFORE being delivered to each unit. The Board suggested the use of communal green bins positioned in locations for community use.

Meagan commented that this was good feedback on Mission Beach issues and she will take back these concerns to her supervisors. She believes the program will have changes before anything is rolled out, which she will bring back to the Board for further discussion.

#### **BUILDING PLAN REVIEW – None**

**NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues NOT on the Agenda and within the purview of the MBPPB. Comments are subject to time and technological constraints. **None.**

#### **BOARD COMMUNICATIONS**

##### **Action Item:**

- **Sidewalk Vending – Prepare and file a *Code Enforcement Complaint* against the City of San Diego with the Mission Beach Town Council (“MBTC”) to Coastal Commission requesting immediate action to prohibit vending in**

**Mission Beach Park pursuant to Section 63.50 of the Municipal Code and the Mission Beach Precise Plan to ensure enforcement of no commercial activity in that area beginning June 22<sup>nd</sup>.**

This Action Item was added to the Agenda by unanimous vote of the Board. Chair reminded the Board the ban on sidewalk vending goes into effect on June 22<sup>nd</sup> for the City except in the coastal communities. This requires approval of sections of the ordinance concerning vending locations by the Coastal Commission. However, the City has been allowing sidewalk vending in Mission Beach Park, which has been prohibited from commercial activity of any sort since the late 1980's. The sidewalk vending ordinance does prohibit vending in Mission Beach Park, however, the City has not enforced the prohibition in that area.

Larry Webb, President of the MBTC was present and informed the Board that the Executive Board of the MBTC approved a motion to prepare and file a Code Enforcement Complaint against the City to the Coastal Commission with the MBPPP.

Our goal is to get the City to enforce the laws on the books – in particular Section 63.50 of the Municipal Code and the Mission Beach Precise Plan which prohibit commercial activity at that location. Technically, if the sidewalk vendors are not removed from Mission Beach Park on June 22<sup>nd</sup>, Larry and Chair Watkins are recommending that our groups file a code enforcement complaint against the City with the Coastal Commission for not enforcing the Local Coastal Plan which prohibits any commercial activity in Mission Beach Park no later than Monday June 27th.

There was a lengthy discussion. It was decided to include photos showing the vendors setting up at Mission Beach Park that blocks physical and visual access to the coast. The following motion was duly made:

**MOTION #2 was made by Bob Semenson and seconded by Dennis Lynch TO AUTHORIZE Chair to help prepare and file a Code Enforcement Complaint against the City with the California Coastal Commission for not enforcing Section 63.50 of the Municipal Code and the Mission Beach Precise Plan as discussed above.**

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

**Motion Passed.**

- **Liaison Update (ANAC)**

Chair reported that ANAC met on June 15<sup>th</sup>. The Portable Noise Monitoring Pilot Program open to the public has been put on hold until trials are run with ANAC members as volunteers. The FAA will implement a new flight procedure on July 14<sup>th</sup> known as ZZOO that will provide noise relief over Ocean Beach and Point Loma by moving the planes out two (2) nautical miles away from the shoreline. Mission Beach may not experience any relief but Chair wanted to make everyone aware of this new procedure that was based on a recommendation made first by the ANAC subcommittee, vetted in the Flight Procedure Study, accepted by ANAC, and submitted to the FAA in 2019. Next ANAC meeting takes place on September 21, 2022.

**There being no further business, Chair noted the next meeting will be held on Tuesday, July 19, 2022 via Zoom (Video) conference at 6:30 PM.**

**ADJOURNMENT**

**MOTION #3** was made by **Rob Brown** and seconded by **Gernot Trolf**  
**TO ADJOURN** the meeting via **Zoom (Video) Conference** at **8:33 PM.**

**VOTE: For: 9 Against: 0 Abstain: 0**

**Motion Passed.** [J. Geller absent for vote.]

Prepared by: Debbie Watkins, Secretary