

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, May 21, 2024 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting

Board Members Present:

Rob Brown	Gloria Henson	Bob Semonsen	Cindy Stratton
Gernot Trolf	Larry Webb	Dennis Lynch	Daniel Pick
Jenine Whittecar			

Absent:

Becky Abbott

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Rob Brown at 6:30. A quorum was confirmed to conduct business. The Acting Chair announced he would not be voting.

Administrative Items

Revisions to the Agenda

Acting Chair Rob Brown announces there are no revisions to the agenda.

Approval of Minutes for March 2024 Meeting

Copies of the draft March 19 2024 Minutes of Meeting were distributed and reviewed. Gloria Henson requested 2 changes to the minutes. Bob Semonsen motioned approval of the minutes with the requested changes. Gloria Henson seconded the motion.
Motion passed unanimously.

Chair’s Report-

Acting Chair Rob Brown announced the City’s zoom meeting for Planning Boards orientation will be held May 29 5:00-7:00 P.M. Attendance is required.

Reports From Government Officials-

Seamus Kennedy- District 2 Representative

- 1) Large item trash pickup June 1
- 2) Vendors- enforcement budgeted

Board issues

- 3) Proposition for sales tax increase
- 4) Bike lanes on Mission Blvd.
- 5) Sewer/Water project continuation

Public issues

- 1) Fire rings
- 2) Burtech equipment storage
- 3) Walk and street lights out

Sophie Barnhorst - Airport Authority

Airport Phase 1 Expansion 60% complete with full completion 2025.

Building Plan Review

Action Item:

Verburgt Residence CDP PRJ-1106595: Application for a Mission Beach (Process 2) Coastal Development Permit for the construction of a new 762 square foot 2-story accessory dwelling unit over new covered parking and 29 square foot addition of the existing 2-story duplex located at 814 and 816 Brighton Court.

Mark Lyon presented the project. Discussion centered around ADUs in Mission Beach, Floor Area Ratio (FAR) and parking. The project does not comply with the PDO maximum FAR of 1.1. The proposed project puts the building 237 sq. ft. over the allowed FAR. Mark Lyon claimed there is an 800 sq. ft. ADU bonus and stated under state law and the latest Land Development Code (LDC) update the ADU doesn't have to conform to the FAR. Bob Semonsen brought up the following points during the discussion. The LDC update has not been certified by Coastal Commission and doesn't apply in the coastal zone. The last cycle report received by the Board required compliance with PDO Section-1513.0304(g)(1), the FAR. The ADU ordinance is part of Chapter 14 Article 1. Sec.-1513.0103 states "Where there is a conflict between the Land Development Code and the Mission Beach Planned District Ordinance, the Planned District Ordinance applies." Sec.-151.0103(a)(1) states "Within the Coastal Overlay Zone, exceptions to the standards in a planned district shall not be granted except as specifically provided for in the planned district."

The discussion then turned to questions about State Law versus the Coastal Act and the PDO. Are ADUs allowed in Mission Beach? What LDC updates are in force in the Coastal Zone through certification by the Coastal Commission.

Dennis Lynch made a motion to recommend denial of the project based on non-compliance with the Mission Beach PDO.

Vote: For 5 Against 0 Abstain 3

Abstention reasons- lack of certainty about which laws are or are not in affect and conflicts with the PDO.

Non-Agenda Public Comment- None

Board Communications

Action Items:

Election of Board Officers

Chair

Rob Brown declared interest in serving. No other candidates came forward. Gloria Henson made the motion to elect Rob Brown Chair, Bob Semonsen 2nd the motion

Vote: For 8 Against 0 Abstain 0

Vice-Chair

Gernot Trolf declared interested in serving. No motion made to elect. Larry Webb declared interest and made motion to serve. Bob Semonsen 2nd .

Vote: For 7 Against 1 Abstain 0

Secretary

Gloria Henson nominated and 2nd

Vote: For 8 Against 0 Abstain 0

Possible Action Items:

Filling Vacant Seats

Acting Chair Rob Brown announced appointments to vacant seats will be agendized for the July16 meeting

Information Item:

Liaison Update (Airport Noise Advisory Committee) Gloria Henson

Adjournment

Meeting adjourned to the next meeting, Tuesday, June 18, 2024 6:30 P.M.