

Mission Beach Precise Planning Board
October 15, 2024 6:30 PM
Belmont Park Community Room, 3146 Mission Blvd, 2nd Floor
Minutes of Meeting

ATTENDANCE

Board Members Present:

Alan Bark	Gloria Henson	Dennis Lynch	Daniel Pick
Lauren Powell	Bob Semenson	Dave Sheaks	Larry Webb
Cindi Stratton	Rob Brown		

Absent:

Gernot Trolf	Chris Wilcox
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OPENING FUNCTIONS

Meeting called to by Chair Rob Brown at 6:30PM. Quorum was confirmed to conduct business.

ADMINISTRATIVE ITEMS:

- **Revisions to the Agenda:** Copies of the Agenda for the October 15, 2024 meeting were distributed and reviewed. Added Gloria Hensen's resignation as Secretary and Lauren Powell's appointment as the new Secretary.

Motion #1 was made by Alan Bark and seconded by Larry Webb to appoint Lauren Powell to Secretary.

Vote: For: 9 Against: 0 Abstain: 0

Motion Passed

- **Approval of Minutes for September 17, 2024 Meeting:** Copies of the draft September 17, 2024 Minutes of Meeting were distributed and reviewed.

Motion #2 was made by Larry Webb and seconded by Daniel Pick TO APPROVE the September 17, 2024 Draft Minutes.

Vote: For 7 Against 1 Abstain 1 (Bob S: was not present)

Motion Passed

Chair's Report - None

REPORTS FROM GOVERNMENT OFFICIALS

- *Seamus Kennedy, Community Representative for District 2 Council Member Campbell*
Updates included:
 - Council member Campbell currently on medical leave
 - Fiscal 2026 budget has been issued.
 - Two FY26 budget items pertaining to Mission Beach: CIP budget for seawall.

- Council Member Campbell's "Sexy Streets" initiative memo to the Mayor advocates for ocean and bayside alleyway improvement in both North and South Mission Beach.

Board members and the public were given the opportunity to comment and ask questions.

Board Discussion Topics:

- New council members are sworn in the Tuesday closest to December 10.
- Seamus to follow up on specific projects related to new SDG&E notices on properties.
- 23 story tower on turquoise plans: proposed because they meet affordable housing and mixed use requirements, will not be in front of San Diego government bodies for review.

- *Cole Reed, 39th Senate District Representative, Office of Senator Tony Atkins*

Updates included:

- SB 1542 allows for 2 regional infrastructure projects in San Diego that will make them eligible for shovel-ready streamlining: (1) Clean hydro energy plant (2) South Bay water treatment plant
- Final day for Rep. Atkins term Nov 27, 2024
- Atkins opposes the 23-story development planned for Pacific Beach but cannot act due to term ending.

OTHER

Information Item

- Mission Bay Park Improvements Project: (City of San Diego Engineering & Capital Projects Department) The Notice of Preparation (NOP) of the Environmental Impact Report was released on October 1, 2024, with a public comment period running until November 1, 2024. City Staff will provide an overview of the project, invite everyone to the Scoping meeting, and discuss how they may locate additional project information.

Presenters: (Engineering & Capital Projects Department Staff) Nick Ferracone (City of San Diego) and Matt Valerio (Dudek)

City Presenters reviewed information regarding the Mission Bay Park Improvements Project serving as a notice of preparation. The project is now at environmental review stage on improvements proposed in/around Mission Bay. The public is invited to a scoping meeting at Mission Bay High School on 10/16/2024.

Charter section 55.2 is an improvement fund w/ oversight committee within Mission Bay (the map extends to south parameter of San Diego River). The charter specifies priorities for how funds might be used. Funds can be used for:

- restoration of navigable waters (dredged mission bay, restored eel grass)
- wetland expansion water quality improvements
- restoration of shoreline
- expansion of endangered species
- differed maintenance

Preliminary engineering reports have been completed and project is in the scoping phase. Projects are "contemplated" in 5-year outlook for mission bay park improvement fund, meaning not allocated but under consideration. Presenters discussed details of EIR plans.

How to participate: sandiego.gov/ceqa/meetings or sandiego.gov/cip/projectinfo/mbpeir
virtual scoping meeting: cip-ceqa@sandiego.gov
October 16 2024 6 pm MB HS in person scoping meeting

Board members and the public were given the opportunity to comment and ask questions.

Board Discussion Topics:

- San Juan Capistrano sewer line exposure concerns from board
- No firm date to break ground

BUILDING PLAN REVIEW

Action Item

- PRJ 1111718 (809 Sunset Court): MISSION BEACH (Process 3) Coastal Development Permit to demolish the existing 700 square-foot dwelling unit to construct a new 1,560 sq. ft. three-story single dwelling unit with an attached Accessory Dwelling Unit and garage on the first level at 809 Sunset Court. The 0.28-acre site is in the Mission Beach Planned District-R-N Base Zone, within the Mission Beach Community Plan Area, Council District 2. This development is within Coastal Overlay zone (Appealable) and the application was filed on March 1, 2024.

Presenters: Applicant: Eric Buchanan, Project Manager, & Mark Morris Principal Architect Oasis Architecture & Design, Inc.

Under review is a 2500 sq ft lot with an existing house that encroaches on court setbacks. The back garage was living space. The back surface parking was encroached upon by enclosures (no parking). This is rectified by the new build to include 2 parking spaces. 1375 sq ft total towards FAR, proposed 56% lot coverage, 29.9 ft in height, 23 sq ft over FAR with ADU. Architects have city sign-off.

Board Discussion Topics:

- Board seeks clarification on parking regulations for ADU on Sunset (not in Sustainable Development Area [SDA]). City representative from September 17, 2024 meeting presented on ADU's and showed the SDA zone as Whiting Ct and North. Board discussed concerns about sufficient parking per unit and recommended seeking confirmation on Coastal Commission policy on ADU parking requirements outside of the SDA zone.

The public in attendance was given an opportunity to comment and ask questions.

After further discussion, the following motion was duly made:

Motion #3 was made by Daniel Pick and seconded by Dennis Lynch to recommend denial of project due to concerns about insufficient parking (requires 2 parking spaces for 1 unit and 1 space for the ADU).

Vote: For: 9 Against: 0 Abstain: 0
Motion Passed

NON-AGENDA PUBLIC COMMENT

- Public Comment: Request for meetings to be accessible on Zoom, to make MBPBB review mandatory for all projects.

- Board Member Lauren Powell asked if MBPPB will collaborate with PB Planning Board regarding opposition to the 23 ft story building plans on Turquoise and two other planned buildings that exceed 30 feet in PB.

Motion #4 was made by Cindi Stratton to draft a letter stating MBPPB opposition to 23 ft story high rise planned on Turquoise and other planned buildings over 30 ft via state policy related to affordable housing and mixed-use space.

Vote: For: 8 Against: 0 Abstain: 1 (Daniel Pick not familiar with project)
Motion Passed

Chair Rob Brown drafted the letter below in response to the above motion and read it to the board members and public in attendance. All agreed with exception of Board Member Daniel Pick who abstained.

Subject: Opposition to State Laws Being Applied Contrary to Their Purpose and Intent for Hotel Construction Exceeding 30-Foot Height Limit

Dear [Recipient Name],

On behalf of the Mission Beach Precise Planning Board (MBPPB), I am writing to formally express our opposition to the implementation of recent state laws in a manner that contradicts their purpose and intent, specifically to support the construction of a hotel exceeding the established 30-foot height limit in our community's low-height zone near the beach.

The MBPPB is deeply concerned that such an application of state legislation undermines local zoning regulations designed to preserve the character, aesthetic, and environmental integrity of Mission Beach. The 30-foot height limit has been a cornerstone of our community planning, ensuring that development remains consistent with the scale and charm that residents and visitors value.

Allowing exceptions to this height restriction not only sets a troubling precedent but also poses potential risks, including:

- **Environmental Impact:** Increased building heights can affect natural light, airflow, and could potentially harm local ecosystems.
- **Community Character:** Over height structures may overshadow existing buildings, altering the visual landscape that defines Mission Beach.
- **Infrastructure Strain:** Larger developments could lead to overcrowding and place additional pressure on local resources and infrastructure.

The official position of the Mission Beach Precise Planning Board is to oppose this project and any measures that facilitate circumventing our established local regulations. We believe that upholding the 30-foot height limit is essential for maintaining the quality of life in our community.

We respectfully urge you to reconsider the application of these state laws in our area and to support adherence to our local zoning ordinances. It is crucial that state legislation be applied in a manner consistent with its intended purpose, rather than being used to override local protections.

We are committed to collaborating with all stakeholders to find solutions that respect both state objectives and community values.

Thank you for your attention to this important matter. We are available to discuss our concerns further at your earliest convenience.

Sincerely,
Rob Brown
Chair
Mission Beach Precise Planning Board
robmissionbeachchair@gmail.com

BOARD COMMUNICATIONS

Liaison Update (Airport Noise Advisory Committee "ANAC")

- ANAC met May 15, MBPPB was updated June 18, then ANAC was dark until September.
- Sept 19 meeting update: Airport is creating no development areas adjacent to the airport
- The last two weeks San Diego has had low visibility which may create exceptions for fines
- There will still be only one runway after construction is completed.
- Current projects have added more room for plane storage and takeoff.

Board members and the public were given the opportunity to comment and ask questions.

There being no further business, the next MBPPB meeting takes place on Tuesday, November 19, 2024 at 6:30PM in the Belmont Park Community Room.

ADJOURNMENT

Motion #5 was made by Bob Semenson and seconded by Daniel Pick to adjourn the meeting at 8:13 PM

Vote: For: 9 Against: 0 Abstain: 0

Motion Passed

Prepared by: Lauren Powell, Secretary MBPPB