

Mission Beach Precise Planning Board
November 19, 2024 @ 6:30 PM
In Person Meeting at Belmont Park Community Room

ATTENDANCE

Board Members Present:

Alan Bark	Rob Brown	Gloria Henson	Dennis Lynch
Daniel Pick	Lauren Powell	Bob Simonsen	Dave Sheaks
Larry Webb	Chris Wilcox		

Absent:

Cindi Stratton	Gernot Trolf
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OPENING FUNCTIONS

Meeting called to order 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 November 19, 2024 meeting were distributed and reviewed. UNDER BOARD COMMUNICATIONS, move the Action Item to discuss and approve draft letter stating MBPPB's opposition to the 23-ft. story high-rise planned on Turquoise Street in Pacific Beach to go after Revisions to the Agenda to allow guest speaker Marcella Bothwell to leave the meeting after the discussion and vote.

MOTION # 1 was made by Lauren Powell and seconded by Bob Semenson to Revise Agenda as stated above.

Vote: For 7 Against: 0 Abstain: 0

Motion: Passed

(Dennis Lynch and Chris Wilcox absent for vote)

BOARD COMMUNICATIONS

ACTION ITEM

- Discuss and Approve Draft Letter stating MBPPB's opposition to the 23-ft. story high-rise planned on Turquoise Street in Pacific Beach and other planned buildings over 30-ft. via state policy related to affordable housing and mixed-use space, which was discussed at the October 15, 2024 MBPPB Meeting.

Guest speaker Marcella Bothwell, Chair Pacific Beach Planning Board gave a 10-minute overview of the 970 Turquoise proposed high rise project. Intent of presentation was to inform board on issue prior to voting on letter of opposition. Presentation included the below information:

- “Vela” Project at 970 Turquoise, San Diego CA 92109, a 23 story privately funded high rise
- Developer: Kalonymus, LLC.
 - Current location: French gourmet, gym, liquor store.
 - Turquoise car traffic is currently over 400% capacity.
 - Proposal includes 74 housing units with 10 “affordable” (2.5% affordable) and 139 hotel units.
 - Developer calculated base unit density using 1000 sq ft per unit while PB Planning Group calculates 1500 sq ft per unit per city standards.
 - Bonus density state laws allow for additional units as well.
 - Waivers/incentives received at state level cannot be turned down by the city.
 - Ministerial permit = only staff review, does not go before city planning commission.
 - Relevant state laws:
 - SB423
 - AB1287
 - Regional Housing Needs Allocation (RHNA) numbers (if a city does not hit numbers, density bonus laws get ministerial permitting)
 - SB 2560 (proposed)
 - Neighbors for a Better CA submitted a letter to the state Nov 19. Concerns include:
 - Bonus Floor Area Ratio (FAR) does not result in cost reductions for affordable housing
 - Density numbers seem incorrect per city standards
 - Environmental concerns (no environmental impact report)
 - Traffic concerns
 - Infrastructure concerns
 - Fire does not have capability
 - No geo technical study required
 - Park and beach access infringement
 - Sets set precedence for additional high rise building in coastal zone (30 foot limit)
 - What is being done to stop it?
 - Waiting on a Department of Housing and Community Development (HCD) Technical Guidance Letter
 - Obtained attorney, sent letter to HCD
 - Nov 20 PB Planning Group
 - More information can be found: Neighborsforabettercalifornia.org

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

MOTION # 2 was made by Larry Webb and seconded by Bob Semenson to send the letter drafted at the October 15, 2024 Meeting to the California Department of Housing and Community Development (HCD)

Vote: For 8 Against: 0 Abstain: 0

Motion: Passed

(Chris Wilcox absent for vote)

ADMINISTRATIVE ITEMS CONTINUED:

MOTION # 3 was made by Bob Semenson and seconded by Gloria Henson to approve the October 15, 2024 Minutes
Vote: For 7 Against: 0 Abstain: 1 (Dennis Lynch due to not having reviewed)
Motion: Passed
(Chris Wilcox absent for vote)

CHAIR'S REPORTS

Lights reported out addressed at mission beach town council

REPORTS FROM GOVERNMENT OFFICIALS

- Seamus Kennedy, Community Representative for District 2 CM Campbell
 - Council member has returned to work from medical
 - Continued downtown clean and safe program
 - Encouragement to pay attention to upcoming budget cycle. Council member is making efforts to maintain staffing across city employment relevant to beach communities.
 - Regarding boardwalk lights: city can provide map of lights that have infrastructural issues that cannot be easily replaced (requires electrical upgrades)

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

OTHER

ACTION ITEM

- Single Fin Surf Grill at 3844 Mission Blvd, San Diego 92109 is applying with ABC to modify conditions on its license to allow for live entertainment. In this quest to modify its permit, Single Fin Surf Grill is looking for letters of support from the community and offices within the City of San Diego.

Presenter: Mike Beltran, San Diego Bayfest

Mr. Beltran expressed that Singlefin is not trying to be a nightclub. Their capacity is 86 including staff, and their desire is to host open mic nights, trivia and acoustic music (no drum sets). He spoke to their clean record as a business and intent to attract business during off-season slow months. Singlefin's walls are cinderblock and control sound well. They expect to be subject to any decibel ratings restrictions. They are asking the MBPPB for a letter of support to allow live entertainment until 10pm during Sunday-Thursday and until 12pm Friday-Saturday.

Board member discussion included:

- Clarification on building structure, capacity and intentions
- Concern for setting precedence to have live entertainment or disruptive noise at other establishments.

- Concern for immediate neighbor noise impact.
- Support for attracting business through traditionally slow business months.
- Support for live entertainment that is acoustic, indoors with doors closed and ends at 10pm.

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

After further discussion, the following motion was duly made:

MOTION #4 was made by Larry Webb to write a letter in support of Single Fin having live entertainment until 10pm every night. No vote was taken on this motion.

After further discussion, the following motion was duly made:

MOTION #5 was made by Gloria Henson made another motion and Daniel Pick seconded to approve Single Fin’s request of a letter of support for live acoustic music to be played indoors, with doors closed until 10 pm every night.

Vote: For: 8 Against: 1 Abstain: 0
 Motion: Passed

NON-AGENDA PUBLIC COMMENT

- 2808 Bayside Walk Owner Jessica Harrison expressed concerns regarding water pump station #11 and proposed infrastructure projects in South Mission. She is looking for more information and ability to give input on behalf of her HOA and neighbors.

BOARD COMMUNICATIONS CONITNUED

ACTION ITEM

- Discuss Board’s Appeal process for PRJ 1111718 (809 Sunset Court), the Board voted 9-0-0 to DENY the project at its October 15, 2024 meeting: 1. Hearing Officer’s Hearing on November 20, 2024; Appeal to Planning Commission (\$1,000 appeal fee); Appeal to California Coastal Commission (free appeal).
1. Hearing Officer’s Hearing on November 20, 2024
 - Who will attend the hearing for the Board? Usually the Chair, but the Chair can appoint another Board member(s) in Chair’s absence.
 - What will be the talking points regarding insufficient parking for the ADU?
 2. Appeal to Planning Commission (\$1,000 appeal fee)
 - If the Board loses at Hearing Officer’s Hearing, an Appeal to Planning Commission can be filed and signed by the Chair.
 - Who will draft the appeal document?
 - Who will pay the \$1,000 appeal fee?
 - Who will attend the Planning hearing for the Board? Usually the Chair, but the Chair can appoint another Board member(s) in Chair’s absence.
 3. Appeal to California Coastal Commission (free appeal)
 - If the Board loses at Planning Commission Hearing, an Appeal to Coastal Commission can be filed and signed by the Chair.

- Who will draft the appeal document to Coastal?
- Who will attend the Coastal Commission hearing for the Board? Usually the Chair, but the Chair can appoint another Board member(s) in Chair's absence.

Board member discussion included:

- Support for appealing to the Coastal Commission at no cost.
- Reference to the sea level resiliency report: Mission Beach is most vulnerable to sea level rise per report and building plans should limit growth.
- No board members plan to attend the November 20 hearing.
- City presentation to MPBBP on ADU parking requirements conflicts with feedback from City project manager for on 809 Sunset received via email.
- Reminder to ensure city sends us notification of approval to enable appeal to coastal commission.

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

After further discussion, the following motion was duly made:

MOTION #5 was made by Daniel Pick and seconded by Dennis Lynch to appeal to the California Coastal Commission at no cost, and email or have a representative appear (Bob Semenson and Rob Brown will draft the document).

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

INFORMATION ITEM

- Liaison Update (Airport Noise Advisory Committee "ANAC") – Gloria Henson, MBPPB ANAC Representative

Next meeting Nov 20. No updates since last meeting.

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, January 21, 2025 at 6:30PM in the Belmont Park Community Room a/k/a coaster terrace room.
 THE BOARD IS DARK IN DECEMBER.

ADJOURNMENT

MOTION #6 was made by Bob Semenson and seconded by Larry Webb to adjourn the meeting at 7:27PM

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