

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, April 16, 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

Absent:

Becky Abbott Dennis Lynch Daniel Pick Jenine Whittecar

OPENING FUNCTIONS

Meeting was called to order by Acting Chair Gloria Henson at 6:38. A quorum was confirmed to conduct business. The Acting Chair announced she would be voting to establish the quorum.

Administrative Items

Revisions to the Agenda

Rob Brown Moves to remove 2 action items from the agenda-

- 1) Election of Officers
- 2) Filling of vacant seats

Bob Semonsen seconds the motion. Discussion centers around the fact that we only have 6 (a quorum) present and the need for all members to participate and will need unanimous approval of those present to amend the agenda.

Yes 6 No 0 Abstain 0

Motion passes unanimously.

Approval of Minutes for March 2024 Meeting

Copies of the draft March 19 2024 Minutes of Meeting were distributed and reviewed. Approved by unanimous consent.

Chair’s Report-

Acting Chair Henson reads the City Planning Dept. response to the Board’s last meeting request for clarification of the position on the enforcement of

1513.0402(a)(1) of the Mission Beach PDO into the record. The request was for a response from the City Attorney's Office based on testimony at the previous meeting. Acting Chair Henson explained The Planning Dept. responded because the City Attorney was never involved. The written response is included with the minutes. The Board engaged in a discussion of who determines private vs. public views and what criteria is used.

Reports From Government Officials-

No government officials present.

Other

Possible Action Item

PDO Landscaping 1513.0402- 3 ft. height limit

David Lombardi presentation. Before the presentation, the Board discussed whether to hear this item. The discussion centered around the fact the Board had heard this issue during the March meeting and City Enforcement had determined there was no impact on public views, only private views. In March the MBPPB Chair sent a letter to the Office of City Attorney (OCA) to verify/clarify the OCA had advised a resident the PDO enforcement related to required-yard-landscape 3ft. height limitation would NOT be enforced.

Acting Chair Henson explained a request was made by Mr. Lombardi to be put on the agenda and as a member of the community of Mission Beach he has a right to be heard by the Board that represents the community.

Rob Brown made a motion: The Board not proceed with hearing this item.

Bob Semonsen seconded the motion.

There was some Board discussion. Acting Chair Henson opened public discussion. David Lombardi objected citing he was on the agenda and had additional city document he wanted to present . After some discussion Bob Semonsen offered to rescind his second. Rob Brown pointed out that would be a Brown Act violation.

A vote was taken and ended in a 3-3 tie. Motion failed.

David Lombardi gave his presentation. He recounted the history of why 1513.0402 was in the PDO. He also stated he wants the Board to support full enforcement of the Section. He stated he has a petition with ~ 70 signatures stating 1513.0402 should be fully enforced. After more Board discussion Cindy Stratton made the motion: The Acting Chair meet as planned with Building and Land Use Enforcement (BLUE) to clarify public versus private view interpretation and to request senior Staff from Planning and Enforcement attend a Board meeting in the near future to field questions about the PDO, landscaping and grandfathering.

Larry Webb seconded.

Yes 6 No 0 Abstain 0

Motion passed unanimously.

Building Plan Review- None

Non-Agenda Public Comment- None

Board Communications

Action Items:

Election of Board Officers

Board removed this item from the agenda under revisions to the agenda.

Possible Action Items:

Filling Vacant Seats

Board removed this item from the agenda under revisions to the agenda.

Information Item:

Liaison Update (Airport Noise Advisory Committee) Gloria Henson

Adjournment

Meeting adjourned to the next meeting, Tuesday, May 21, 2024 6:30 P.M.

Rob Brown will be Acting Chair

Gernot Trolf will be Acting Vice-Chair

Bob Semonsen will be Acting Secretary