

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, July 16, 2024 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting**

Board Members Present:

Gloria Henson Dennis Lynch Daniel Pick Bob Semensen Cindi Stratton (6:50pm)
Gernot Trolf Larry Webb

Absent:

Rob Brown, Jenine Whittecar, Rebecca Abbott

OPENING FUNCTIONS:

- Meeting was called to order by Vice Chair Larry Webb 6:40 pm.
- Quorum of 6 including, Acting Chair Larry Webb, were present at 6:40, as needed to conduct business. Acting Chair stated he would be voting if necessary. Cindi Stratton arrived prior to the vote, providing a voting quorum of 6, without the Acting Chair needing to vote.

ADMINISTRATIVE ITEMS:

- **Revisions to the Agenda:** There were no additions to the July 16, 2024 Agenda.

- **Approval of Minutes for June 16, 2024 Meeting:**
Copies of the draft June 16, 2024 Minutes were emailed to board members by Deb Watkins on Saturday, July 13th prior to the July 16th meeting. Deb Watkins is assisting Rob Brown in his transition as Chair.

- Changes needed to the June 18 Minutes were read by Acting Chair Larry Webb from a list of corrections provided by Deb Watkins.
 - Larry Webb handed the list of proposed changes to Secretary Gloria Henson.
 - Secretary Gloria Henson made the necessary grammar and name spelling changes.
 - Motion to approve revised Minutes made by Bob Semensen
 - Second by Daniel Pick
 - Vote to approve unanimous, 6 approvals. (Cindi Stratton was present for vote)

Chair’s Report -There was no Chair’s report.

REPORTS FROM GOVERNMENT OFFICIALS

Seamus Kennedy, Community Rep. for District 2 CM Campbell:

- Budget for CIP, Capital Improvement Projects, is being considered and now is the time to submit any requests.
- Review of Vacation Rental license 1 yr.
- Seamus ask for questions:
 - Daniel Pick Thank the SD Police Dept for a very secure July 4th
 - Public comment about traffic enforcement specific areas needed
 - More one-ways signs needed on Bayside Lane and Strand Way

Cole Reed, 39th Senate District Rep, Office of Senate President Pro Tempore Toni G. Atkins

- Was not present

Other Officials

Lesley Henegar, Senior Planner for City was asked to answer question related to the Brown ACT.

- Lesley explained that ‘serial meetings’ were not allowed and board members could put the board at risk with such actions.
- To be on the safe side Lesley said her rule of thumb is: if ‘IT’ is to come before the board it cannot be addressed privately by a majority of the board.
- Gloria Henson believed communications between board members for matters not being decided or needing board actions, were a benefit in having an informed board. The Ultimate Purpose of the Brown Act is to provide the Public with the opportunity to monitor and participate in the decision-making process.
- Daniel Pick questioned MBPPB being governed by a member who favored ADU City rulings over the MBPPB PDO as being appropriate.
- Cindi Stratton felt clarification needs to be provided. Does the City approve without the property owner first going to the MBPPB for its input or approval? Cindy asked what the City can do to help us determine what is lawfully permitted in Mission Beach.
- Bob Semensen clarified the ADU ordinance is located in Chapter 14 of the SD Municipal Code. Chapter 15: Planned Districts clearly state in Article 13: Mission Beach Planned District 1513.0103 Applications Regulations that Chapter 14 is overruled by the MB PDO.
- Lesley opened it up to questions and a resident asked: Is it written anywhere, how was it authorized to go to the MBPPB for approval or the City to act without MBPPB approval or Coastal Zone approval?
- Deb Watkins said the City sends plans and permitting information to “US” (Deb/Rob). The Chair of MBPPB is getting notices of PLANS coming up that should then come before the MBPPB.
- Daniel Pick made a Motion that Larry Webb, Acting Chair request a list of ADU in Mission Beach. The conversation continued, there was no Second called for or made, no Motion.

BUILDING PLAN REVIEW- None

NON-AGENDA PUBLIC COMMENT- None

BOARD COMMUNICATIONS

ACTION ITEM:

Board Members Fill Vacant Seats with eligible candidates (vacancies can be filled by eligible candidates who do not live in the areas where there are vacancies):

- Area I (between San Diego Pl & South side of Capistrano Pl): 1 Vacancy (3-yr. term ending 2027)
- Area III (between the North side of West Mission Bay Dr & Ventura Pl & South side of El Carmel Pl): 1 Vacancy – 1-yr. term ending 2025 (balance of 3-yr. term)
- Area V (between North side of San Jose Pl & South side of Pacific Beach Dr): 3 Vacancies – 1-yr. term ending 2025 (balance of 3-yr. term); 2-yr. term ending 2026 (balance of 3-yr. term); 3-yr term ending 2027

Former Chair Debbie Watkins explained and handled the process to fill vacancies by Board vote, which is permitted after the Board's annual Election of Area Representatives in March. She met with the four (4) residents who attended the meeting to express their interest in filling vacancies to verify their eligibility to be considered a candidate.

Debbie Watkins introduced the candidates and explained that the candidates would be required to run in the March 2025 Election of Area Representatives when members of the community vote, preferably in the Area where they live. All candidates agreed. Below is the list of eligible candidates and the Areas of Representative they will be filling until the March 2025 Election.

- **Alan Bark– Area 3 Representative** (1-yr. term ending 2025 (balance of 3-yr. term)
Lives in Area 3
- **Lauren Powell – Area 5 Representative** (1-yr. term ending 2025 (balance of 3-yr. term)
Lives in Area 4
- **Chris Wilcox – Area 5 Representative** (2-yr. term ending 2026 (balance of 3-yr. term)
Lives in Area 4
- **Dave Sheaks – Area 5 Representative** (3-yr term ending 2027)
Lives in Area 4

Open seat in Area 1 – No candidates.

The four (4) eligible candidates introduced themselves to the Board and expressed their interest in sitting on the Board as Area Representatives.

A Secret Ballot was prepared by Debbie Watkins that listed the eligible candidates and the Areas of Representation, which was given to the Board Members to vote. Six (6) votes were needed by each candidate to fill the vacancy. Acting Chair Larry Webb participated in the vote. Debbie Watkins reported the results as follows:

Alan Bark – 6 votes; Lauren Powell – 7 votes; Chris Wilcox – 6 votes; Dave Sheaks – 7 votes

The new Area Representatives will be seated at the September 17, 2024 MBPPB Meeting.

INFORMATION ITEM:

- **Liaison Update (Airport Noise Advisory Committee) – Gloria Henson, MBPPB ANAC Representative** - Next meeting in Sept 2024.

ADJOURNMENT:

Motion to adjourn taken at 7:45pm.

Motion by: Cindi Stratton 2nd by Daniel Pick passed unanimously.

Meeting adjourned to the next meeting, Tuesday, September 17@ 6:30 P.M. Board is dark in August.

Minutes prepared by Gloria Henson, Secretary MBPPB