

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, September 17, 2024 @ 6:30 PM
Belmont Park Community Room, 3146 Mission Boulevard, 2nd Floor
Minutes of Meeting**

Board Members Present:

Rob Brown	Gloria Henson	Dennis Lynch	Daniel Pick	Lauren Powell
Gernot Trolf	Dave Sheaks	Cindi Stratton	Larry Webb	Chris Wilcox

Absent:

Alan Bark; Bob Semenson

[Jenine Whittecar resigned effective 7-18-24; Rebecca Abbott resigned effective 7-18-24]

OPENING FUNCTIONS:

- Meeting was called to order by Chair Rob Brown at 6:31 PM.
- Quorum was confirmed to conduct business. (10 including the Chair, all present at 6:40 PM)
- Chair Brown welcomed 3 new Area Representatives to the Board:
Lauren Powell, Area 5; Dave Sheaks, Area 5; and Chris Wilcox, Area 5.
Alan Bark, Area 3 was absent and will attend the October MBPPB meeting.

ADMINISTRATIVE ITEMS:

- **Revisions to the Agenda:**
Copies of the Agenda for the September 17, 2024 Meeting were distributed and reviewed.
No changes to the Agenda.
- **Approval of Minutes for July 16, 2024 Meeting:**
Copies of the draft July 16, 2024 Minutes of Meeting were distributed and reviewed. Chair Rob Brown read a list of corrections to the July Draft Minutes prepared by Debbie Watkins, and distributed wording for the Action Item “Filling Vacancies by Board Vote” to be added to the draft July minutes prepared by Gloria Henson.

Chair pointed out the Minutes should reflect what was done at the meeting, not what was said and the minutes should follow the agenda. There was a lengthy discussion on the proper format for minutes according to Robert’s Rules. After further discussion, the following motion was duly made:

Motion #1 was made by Larry Webb and seconded by Daniel Pick TO APPROVE the July 16, 2024 Draft Minutes with the typos, corrections and additions discussed.

**VOTE: For: 9 Against: 0 Abstain: 0
Motion passed.**

- **Chair’s Report:**

Chair informed the Board that on or about July 18, 2024, Rebecca Abbott, Area 1 Representative and Jenine Whittecar, Area 3 Representative resigned from the Board via email. Their vacant seats will be filled at the March 2025 Election.

Reports from Government Officials – None

OTHER

Information Item

- **Accessory Dwelling Unit (“ADU”) regulations presentation, discussion and updates on Coastal Commission regulations.**

Presenter: Michael Prinz, Program Manager, City of San Diego Development Services Department (“DSD”).

Chair Rob Brown invited Mr. Prinz, Program Manager for DSD, to help Board members better understand appropriate actions when the Mission Beach Planned District Ordinance (“PDO”) and the San Diego Municipal Code are in direct conflict with each other.

Mr. Prinz provided a PowerPoint presentation explaining what ADUs (Accessory Dwelling Units) are and how San Diego Planning and Development Services Departments have interpreted and applied State mandated rules and regulations for ADUs.

- 1) The complexity of the new State laws and the City’s interpretations are further compounded by Coastal Zone exceptions, which are present in the PDO.
- 2) MBPPB members thanked him for his presentation and asked questions re: PDO conflicts, setbacks, parking spaces, small lot sizes and impact to sun, air and view to ocean/bay impacts.
- 3) Board members stated their need to understand what is legal, what is not allowed, and thus giving them confidence in making lawful determinations on proposed development plans brought before them by applicants for recommendations and approval.
- 4) The majority of Mission Beach is not in the TPA (Transit Priority Area). A small portion of North Mission Beach is located in the TPA because the State allows “**proposed future**” bus routes (Route #8 proposed in the 35-year plan) to be counted as services existing today.
- 5) MBPPB members asked if all proposed ADU’s in MB would come before the MBPPB for approval. Mr. Prinz stated that ADU plans in Mission Beach will “trigger” a discretionary CDP (Coastal Development Permit). All Coastal Overlay Zone Appealable areas require a CDP, including Mission Beach.

Building Plan Review- None

Non-Agenda Public Comment- None

Board Communications:

Information Item:

- **Sewer Pump Station #11 Repair Project.**

The Chair distributed copies of the Fact Sheet provided by Jacob N. Rivera P.E., Associate Civil Engineer, City of San Diego Engineering & Capital Projects.

Mr. Rivera was NOT present at the meeting. Pump Station #11 was built in 1991. Pump Station #11 is located at Capistrano, in South Mission Beach. Project proposed in 2021, awaiting Coastal approval 2024, planned completion, estimated 2027.

Information Item:

- **Liaison Update: (Airport Noise Advisory Committee):** Gloria Henson, MBPPB ANAC Representative.

Gloria Henson reported that ANAC met on May15, 2024, and the update was reported to MBPPB at the June 18, 2024 Meeting. ANAC was dark in June, July & August 2024. The next ANAC meeting takes place on September 18, 2024.

There being no further business, the next MBPPB meeting takes place on Tuesday, October 15, 2024 at 6:30 PM in the Belmont Park Community Room.

ADJOURNMENT

Motion #2 was made by Cindi Stratton and seconded by Daniel Pick TO ADJOURN the meeting at 7:45 PM.

VOTE: For: 9 Against: 0 Abstain: 0

Motion Passed.

[Notes for Minutes prepared by Gloria Henson, Secretary MBPPB]