

Mission Beach Precise Planning Board  
January 21, 2025 @ 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 Semonsen   | Gernot Trolf |
| Larry Webb  | Chris Wilcox  | Cindi Stratton |              |

Absent:

Dave Sheaks

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 January 21, 2025 meeting were distributed and reviewed. No revisions were made.
- **Approval of the November 19, 2024 Meeting Minutes:** Copies of the November 19, 2024 Meeting Minutes were distributed and reviewed.

**MOTION # 1** was made by Gernot Trolf and seconded by Bob Semonsen to approve the November 19, 2024 Meeting Minutes

**Vote: For: 10                  Against: 0                  Abstain: 0**  
**Motion: Passed unanimously**

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

CHAIR'S REPORTS

REPORTS FROM GOVERNMENT OFFICIALS

None present

ACTION ITEM

- Mission Boulevard Maintenance Assessment District ("MAD") Proposed Budget for Fiscal Year 2026 (July 1, 2025– June 30, 2026): Discuss and APPROVE proposed MAD Budget for street trees, tree wells and maintenance along Mission Boulevard.

Presenter: Carlos Cordova, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space/MAD's and Loren Boerboom, District Manager

Mr. Cordova reviewed the MAD budget, which covers tree maintenance on Mission Blvd only. Though costs have gone up, the budget is expected to cover projected expenses for 2026. Improvements include adding stabilized gravel to tree boxes. Mr. Cordova is aware of concerns over dead trees in North Mission and will be addressing them. The board expressed concerns over palm trees in the sand in South Mission between San Fernando and Dover that fall into city jurisdiction but need maintenance. Mr. Cordova advised to use the “get it done” app to report any issues with trees or tree wells as “get it done” now has a full-time resource to dispatch incidents to the correct department.

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

After further discussion, the following motion was duly made:

**MOTION #2** was made by Bob Semonsen and seconded by Daniel Pick to approve the MAD proposed 2026 budget

## BUILDING PLAN REVIEW

### ACTION ITEM

- PROJECT NO: PRJ-1125365: 727 Windemere – COASTAL DEVELOPMENT PERMIT, PROCESS TWO: Application for a Coastal Development Permit for converting the 349 square foot existing garage of a two-story single dwelling unit (727 Windemere) into an accessory dwelling unit, at a site with two single dwelling units, located at 727 and 725 Windemere Court on a 0.02 acre site.

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

- Teri Young (729 Windemere Ct) made comments of concern regarding 727 and 725 Windemere as having existing illegal dwelling for over 35 years. Downstairs is no longer being rented; upstairs is still being rented. Given various violations, Ms. Young asked how rental permits are still allowed for this property. Guest parking and loading is a frequent disturbance to neighbors. Ms. Young has sent legal notice to the owner of 727-725 Windemere to remove gate attachments from 729 property.
- Kathy Evans (721 Windemere Ct) made comments of concern regarding 727 and 725 Windemere including lack of proper dedicated trash and recycling bins and well as the stairway encroaching on setbacks.
- The board discussed next steps and Chair Rob Brown drafted sample letter of opposition citing all violations and expressed sentiment to uphold the integrity of the MBPPB PDO. The Chair read the letter aloud to all present.

After further discussion, the following motion was duly made:

**MOTION #3** was made by Cindy Stratton and seconded by Gloria Hensen to send the letter drafted by Chair Rob Brown during the meeting to planning commission after Dennis Lynch and Bob Semonsen have been given the opportunity to review the letter and make appropriate changes.

Vote: For 10          Against :0          Abstain :0  
Motion: Passed unanimously

**MOTION #4** was made by Cindy Stratton and seconded by Gloria Hensen to send the letter drafted by Chair Rob Brown during the meeting to Short Term Rental office after Dennis Lynch and Bob Semonsen have been given the opportunity to review the letter and make appropriate changes.

Vote: For 10          Against :0          Abstain :0  
Motion: Passed unanimously

## BOARD COMMUNICATIONS

- Information Item: Discuss processes for 2025 Nominations of Area Representatives to be held at the Tuesday, February 18, 2025 MBPPB Meeting, and 2025 Election of Area Representatives to be held concurrent with but separate from the Tuesday, March 18, 2025 MBPPB Meeting

Chair Rob Brown read aloud Board Member terms that will end as well as terms that will be open in March 2025. He reviewed the Nomination Process for the upcoming election:

### *Nomination Process at February 19, 2025 meeting:*

- *Open Seats will be filled by eligible candidates from the community who live in the open seat area.*
- *Seats of current board members who filled vacancies in July, 2024, are required to run for election in the open seat area where they live. If no seat is available for these current board members who wish to run for election, they will be able to run for election in the area they currently hold.*
- *If there are open seat after eligible candidates are named, the Board can vote to allow D. Lynch and G. Trolf to fill one of the vacant seats by a 2/3 vote of the Board, which would allow them to be included on the 2025 Election Ballot.*

## NON-AGENDA PUBLIC COMMENT

- Matt Gardner – MBTC representation, championing open communications between local community organizations

## INFORMATION ITEM

- Liaison Update (Airport Noise Advisory Committee “ANAC”) – Gloria Henson, MBPPB ANAC Representative
  - October fog delays, 1100 departures went east instead of west.
  - There is no addition to existing runways in current scope of construction.

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

- Gary Wonacott asked a question regarding NEPA as to why the FAA has not published NEPA for CLSSY publicly. Mr. Wonacott requested the board to inquire with ANAC. Gloria Hensen will raise with ANAC at next meeting.

- Additional board discussion:
  - Dennis Lynch requested to agendaize additional ADU discussion for Feb
  - Bob Semonsen requested to agendaize prior work done in opposition to ADU's in Mission Beach PDO.
  - PB Tower letter – feedback from the board that all communications regarding PB tower should mention obstruction to public beach access.

There being no further business, the next MBPPB meeting takes place on Tuesday, February 18, 2025 at 6:30PM in the Belmont Park Community Room a/k/a coaster terrace room.

#### ADJOURNMENT

**MOTION #6** was made by Daniel Pick and seconded by Larry Webb to adjourn the meeting at 7:50PM

Vote: For 10          Against: 0          Abstain:0  
Motion: Passed unanimously