

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, October 19, 2021 @ 6:30 PM  
Meeting via Zoom (Video) Conference  
Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Rob Brown	Josh Geller
Gloria Henson	Dennis Lynch	Cindy Stratton	Gernot Trolf
Debbie Watkins	Jenine Whittecar		

**Absent:** Brian McCarthy; Scott Morrison; Bob Semenson

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:36 PM, and a quorum was confirmed.

**Administrative Items**

- **Revisions to Agenda**

Copies of the Agenda for the October 19, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.

- **Approval of Minutes** for September 21, 2021 Meeting via Zoom Conference  
Copies of the draft September 21, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed. MBPPB Member Gloria Henson pointed out two corrections to the minutes – change *Against* vote count under *Motion 2* to *1*; add wording “*along with Belmont Park Summer Concerts attracting bad actors*” to the last line under Seamus Kennedy’s Report from Government Officials regarding sidewalk vendors.

**MOTION #1 was made by Gloria Henson and seconded by Gernot Trolf TO APPROVE the above-mentioned changes to the September 21, 2021 Minutes of Meeting via Zoom Conference.**

**VOTE: For: 8 Against: 0 Abstain: 1**

**Motion passed.** [Abstain: R. Abbott]

**REPORTS FROM GOVERNMENT OFFICIALS**

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**

Seamus reported the sidewalk vendor ordinance is scheduled to come before the City Council on December 14, 2021. It is based on the September 2019 version currently on the City’s website. The draft is planned to be out in the next 3-4 weeks. The goal is to start implementing the new sidewalk vending ordinance prior to Summer 2022.

- **Rachel Granadino, District Representative, CA State Assemblymember Christopher Ward, 78<sup>th</sup> Assembly District**

Rachel reported that Assemblymember Ward pushed through 5 bills – AB223, AB491, AB218, AB340, and AB514. She noted that if the community identifies a need for legislation, there is a Legislative Request Form to submit for review. Anyone interested can send Rachel an email and she will provide the form.

## REPORTS FROM GOVERNMENT OFFICIALS (Cont'd)

- **Khota Zaiser, Community Representative, Office of Mayor Todd Gloria**  
Kota reported that various items brought to his attention such as lights off/out in the parks were addressed with Park and Recreation; security company contracts are being re-negotiated to address standardized times for gates to open and close, and lights to come on. He noted that beach fire rings are going to be moved by request and asked for community input. Chair Watkins advised individual emails from interested Board members be sent to Khota in this regard. Khota explained that Belmont Park has provided two designated parking spaces for police to do administrative work with the objective to show police presence in Mission Beach to the public. Khota took questions from the Board and public.
- **Cole Reed, 39<sup>th</sup> Senate District Representative, Office of Senate President pro Tempore Toni G. Atkins**  
Cole reported that September 10<sup>th</sup> was the last day to get legislation through. He noted that SB1 was approved for a Global Grant Fund of \$100B to assist with sea level rise and communities can request funds. In addition, SB9 was passed allowing four units on a single residential lot. Board members pointed out that it was the MBPPB's position to exclude ADU's from Mission Beach, in particular because the transportation specifics to be considered a transit priority area ("TPA") do not fit for Mission Beach. Also, the TPA maps for the City and Coastal Commission designating TPA areas in Mission Beach show two different maps. Cole requested more information and Chair Watkins said she will send him the Board's justification against ADU's in Mission Beach.

## BUILDING PLAN REVIEW

### Action Item:

- **Bayside Walk Duplex MW & CDP; Project No. 670979:** Process Three Map Waiver and Coastal Development Permit to convert two (2) existing single dwelling units to condominiums on a 0.063-acre site and a request to waive undergrounding requirements, located at 3458 & 3460 Bayside Walk. Presenter: Robert Bateman, San Diego Land Surveying & Engineering, Inc.

Robert Bateman gave a PowerPoint presentation of the proposed project plans and then answered questions.

Project Reviewer Dennis Lynch reviewed the proposed plans for the Board. Project Reviewer Lynch commented that he agreed with the City's landscaping review in its February 23, 2021 Assessment Letter/Cycle Issues that the synthetic grass be replaced with real grass to meet the PDO's landscaping requirements of a minimum of 50% softscape and 50% hardscape in the front yard. He pointed out the tree in the front northeast corner of the yard must be planted within 4-5 feet of the primary structure. He noted that trees are optional and not required in landscaping; and the existing approximately 3 feet by 3 feet planting area where the tree is currently located in the northeast corner of the yard shall be planted with drought tolerant shrubs and plants.

After further discussion by Board Members and the public, the following motion was duly made:

**MOTION #2 was made by Dennis Lynch and seconded by Gloria Henson TO DENY Project No. 670979 – Bayside Walk Duplex MW & CDP located at 3458 & 3460 Bayside Walk for the reasons discussed above.**

**VOTE: For: 8 Against: 0 Abstain: 1**

**Motion passed.** [Abstain: R. Brown]

## **Other**

### **Action Item:**

- **City’s Proposed STRO Lottery Methodology: Review, discuss and make recommendations regarding the City’s proposed *Lottery Methodology* presented at the October 11, 2021 City Council Hearing.**

Chair asked the Board Members and public for recommendations to help differentiate good actors from bad actors. She stated these recommendations would be included in a draft letter to the City Council and Mayor for Mission Beach in its Tier 4 STRO licensing and eligibility process to obtain STRO licenses. Chair pointed out that metrics are important to help prioritize hosts who have operated responsibly in Mission Beach before the STRO application is accepted and to be eligible to participate in the lottery. Listed below are recommendations from Board Members and the public.

- Identify police complaints, municipal code violations and insufficient parking.
- Three (3) police incident reports in the prior three (3) months or six (6) incident reports over two years would be considered a bad actor.
- Ensure each unit on the STR property has a minimum of one (1) standard-size legal parking spot on premises.
- Review parking issues at the STR unit applying for a license.
- Eligibility given to onsite owners – those living in an adjacent or connected unit to the legal short-term rental, in the same building as their home.
- The term “Host” needs to be clearly identified along with what constitutes “ownership.”

After further discussion, the following motion was duly made:

**MOTION #3 was made by Rob Brown and seconded by Josh Geller TO AUTHORIZE Chair to draft a letter to the City Council incorporating the above-described metrics to help differentiate good actors from bad actors in the STRO application process and eligibility to participate in the lottery; and AUTHORIZED the Chair to email the final document to City Councilmembers and the Mayor.**

**VOTE: For: 9 Against: 0 Abstain: 0**

**Motion passed.**

Chair will draft the letter and send to MBPPB Members for comments before finalizing the document to be sent to City Councilmembers and the Mayor.

**\*NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. None.

## BOARD COMMUNICATIONS

- **Chair's Report**

- (1) Chair expressed concern that large events were being approved in our community by the City without our planning group getting notified until we receive an Environmental Determination to allow the activity.
- (2) She noted that the November Agenda will include an INFORMATION ITEM to discuss whether to support paid parking at Belmont Park. She will reach out to Steve Thomas, Belmont Park's General Manager who supports this and invite him to participate in this discussion along with Seamus Kennedy who said CM Campbell's office would help.

- **Liaison Update (ANAC)** – The next ANAC meeting takes place on October 20, 2021.

### Action Item:

- **2021 Election of Area Representatives** – Vote of the MBPPB Members to seat current candidates in the areas listed below pursuant to Council Policy 600-24 related to the COVID pandemic:

**Area 1** between San Diego Pl & South side of Capistrano Pl – **Josh Geller**

**Area 2** between the North side of Capistrano Place and South side of West Mission Bay Dr and Ventura Pl – **Cindy Stratton; Debbie Watkins**

**Area 3** between North side of W. Mission Bay Dr & South side of El Carmel Pl – **Michelle Baron**

**Area 4** between North side of El Carmel Pl and South of San Jose Pl – **Rob Brown**

After further discussion, the following motion was duly made:

**MOTION #4 was made by Gernot Trolf and seconded by Rebecca Abbott TO APPROVE SEATING CANDIDATES by Board vote for the POSTPONED MARCH 2021 Election of Area Representatives pursuant to revised Council Policy 600-24 due to the Covid-19 pandemic as follows:**

**Area 1:** **Josh Geller**, Resident (3-yr. term ending March 2024)

**Area 2:** **Cindy Stratton**, Resident (Balance of term ending March 2023)

**Area 2:** **Debbie Watkins**, Property Owner/Resident (3-yr. term ending March 2024)

**Area 3:** **Michelle Baron**, Property Owner/Resident (3-yr. term ending March 2024)

**Area 4:** **Rob Brown**, Property Owner/Resident (Balance of term ending March 2024)

**VOTE: For: 9 Against: 0 Abstain: 0**

**Motion passed.**

There being no further business, Chair noted the next meeting will be held on Tuesday, November 16, 2021 via Zoom (Video) conference at 6:30 PM.

## ADJOURNMENT

**MOTION #5 was made by Cindy Stratton and seconded by Gernot Trolf TO ADJOURN the meeting via Zoom (Video) Conference at 8:39 PM.**

**VOTE: For: 9 Against: 0 Abstain: 0**

**Motion Passed.**

Prepared by: Debbie Watkins, Secretary