

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, November 17, 2020 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Meeting**

Board Members Present:

Michelle Baron	Josh Geller	Gloria Henson	Dennis Lynch
*Scott Morrison	John Ready	Bob Semenson	Brandon Soule
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

Absent: Rebecca Abbott; Brian McCarthy

Late: Scott Morrison; Brandon Soule

*Board processing 3 consecutive absences in violation of Bylaws.

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:40 PM and a quorum was confirmed. She announced that Jenine Whittecar and Michelle Baron will be taking the minutes of this Zoom Meeting as Acting Secretaries.

ADMINISTRATIVE ITEMS

- Revisions to Agenda

Copies of the Agenda for the November 17, 2020 Meeting via Zoom Conference were distributed and reviewed. Chair pointed out that since Scott Morrison is not at the meeting and Chair has not heard from Scott one way or the other whether he will be attending this meeting that the Action Item to process Scott’s three (3) consecutive absences and fill the vacancy in Area 5 either be processed or continued to the January 19, 2021 Meeting. After a lengthy discussion, the following motion was duly made:

MOTION #1 to was made by Bob Semenson and seconded by Dennis Lynch **TO CONTINUE** discussion and vote to process Scott Morrison’s absences to the Board’s January 19, 2021 Meeting via Zoom.

VOTE: For: 6 Against: 2 Abstain: 0

Motion Passed. [Against: G Trolf; G. Henson] [Absent for vote: S. Morrison; B. Soule]

NOTE: 45 minutes into the meeting, Scott Morrison entered the Zoom meeting. Chair Watkins pointed out that since Scott Morrison is now at the meeting, the Motion to Revise the Agenda is moot; therefore, the Board will continue with the discussion and vote at this meeting.

- **Approval of Minutes** for October 20, 2020

Copies of the draft October 20, 2020 Minutes of Meeting via Zoom Conference were distributed and reviewed. After discussion, the following motion was duly made:

MOTION #2 to was made by Gernot Trolf and seconded by Gloria Henson **TO APPROVE** the October 20, 2020 Minutes of Meeting via Zoom Conference.

VOTE: For: 8 Against: 0 Abstain: 0

Motion Passed. [Absent for vote: S. Morrison; B. Soule]

- **Chair's Report**

Chair welcomed new Board members, Area 4 Representative Gloria Henson, Area 1 Representative Bob Semenson, and Area 3 Representative Jenine Whittecar. She advised that every new member is required to participate in the Community Orientation Workshop ("COW") within 6 months of becoming a new member but because of the pandemic, the COW will be held as an electronic COW or E-COW. Chair will email link to the new Board members.

Reports from Government Officials

- **Seamus Kennedy, Community Representative for District 2 CM Jennifer Campbell**
Seamus reported that the street vendor ordinance will be put on the docket; CM Campbell will be throwing her hat in the ring to become City Council President; ribbon cutting ceremony on November 9th for the new "Maruta Gardner Playground" at Bonita Cove; and the Orion Construction project in North Mission is wrapping up this week. Mr. Kennedy took questions from those present.

Non-Agenda Public Comments (Time allotted to each speaker will be limited to one (1) minute for Non-Agenda Items within the Board's jurisdiction subject to time and technological constraints.)

- Larry Webb commented that the MBTC and DontTrashMissionBeach.com have organized a Toys for Tots toy drive and beach cleanup on December 12th 9 AM – Noon on the South lawn of Belmont Park. New unwrapped toy donations can be dropped off from December 1st through December 11th at Mission Beach Rentals, The Plunge Pool or the Draft Restaurant at Belmont Park. Visit the MBTC website for more information.
- Cathy Ives commented she would like the MBPPB meetings to be made public and links go out to the public.

BOARD COMMUNICATIONS

Action Item:

- **Fill Vacancy in Area 5** – Review, discuss and vote on whether the MBPPB should process the three (3) consecutive absences in violation of the MBPPB's Bylaws for Scott Morrison, the Area 5 Representative.

Chair gave background information regarding this matter and Scott Morrison was given the opportunity to explain his absences and his desire to remain on the Board. Board members were given the opportunity to ask questions and comments. Questions arose as whether the August meeting was a "special meeting" since the Board is usually dark in August, and if so, whether Scott's absence should be counted toward his 3 consecutive absences since it was not a "regular meeting."

After a lengthy discussion, a motion was made to allow Scott to stay on the Board but several Board members objected and wanted to put off the vote and further discussion until the January 19, 2021 Meeting to get guidance from the City Attorney on the definition of a "special meeting." Lesley Henegar, Sr. Planner for the City, pointed out the City Attorney usually does not weigh in on such matters but she would get back to the Chair prior to the next meeting. Lesley pointed out that the MBPPB's Bylaws do not reflect that the Board is dark in August and December.

After further discussion, the following motion was duly made:

MOTION #3 to was made by Michelle Baron and seconded by Gloria Henson **TO CONTINUE** this Agenda Item to the January 19, 2021 Board Meeting via Zoom as discussed above.

VOTE: For: 8 Against: 2 Abstain: 0

Motion Passed. [Against: J. Ready; S. Morrison]

Action Item:

- **Proposed Short Term Rental (“STR”) by District 2 CM Jennifer Campbell** – In general, discuss pros and cons of proposed STR ordinance including the carve-out of Mission Beach and proposed changes to the Mission Beach Planned District Ordinance (“PDO”); approve sending letter to Planning Commission regarding the MBPPB’s position on the proposed STR Ordinance and the Mission Beach carve-out for its December 3, 2020 Hearing on said topic.

Chair Watkins reported that on December 3, 2020, the Planning Commission will vote on whether to approve CM Campbell’s proposed STR Ordinance and send it to the full City Council for its vote. Chair pointed out that no input was requested by the District 2 Councilmember or other City officials from the MBPPB, which is the City’s recognized advisory community planning group for Mission Beach. Chair stated she would like to send a letter to the Planning Commission regarding the MBPPB’s position on the proposed STR Ordinance and to ask for a continuance until stakeholders can weigh in. The discussion was centered on the Tier Four carve-out of Mission Beach, which allows 30% of the total housing units in the community to be used for whole home STR’s, and other concerns. Board members and the public were given the opportunity to voice their concerns before the Board took votes.

Below is a list of some of the concerns the group and public wanted included in the MBPPB’s letter to the Planning Commission.

- Definition of Host
- Two-day minimum is unacceptable
- Occupancy Limits
- Parking requirements
- Licensing Issuances and Renewal
- Enforcement
- Environmental Concerns

After lengthy discussions, the following motions were duly made:

MOTION #4 to was made by Debbie Watkins and seconded by Dennis Lynch **TO OPPOSE** the Tier Four carve-out of Mission Beach.

VOTE: For: 10 Against: 0 Abstain: 0

Motion Passed.

MOTION #5 to was made by Scott Morrison and seconded by Gloria Henson **TO SUPPORT** a 5-7 day minimum stay.

VOTE: For: 8 Against: 2 Abstain: 0

Motion Passed. [Against: J. Ready; G. Trolf]

The Board authorized Chair Debbie Watkins to write and send a letter to the Planning Commission for its December 3, 2020 Hearing on this topic as discussed above.

There being no further business, Chair noted the Board is dark in December, and the next meeting will be held on Tuesday, January 19, 2021 via Zoom (Video) conference at 6:30 PM. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to the Chair for consideration.

Adjournment

MOTION #6 was made by Josh Geller and seconded by Gernot Trolf **TO ADJOURN** the meeting via Zoom (Video) Conference at 9:30 PM.

VOTE: For: 10 Against: 0 Abstain: 0

Motion Passed.