

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)**  
**Tuesday, July 20, 2021 @ 6:30 PM**  
**Meeting via Zoom (Video) Conference**  
**Minutes of Meeting**

**Board Members Present:**

Rebecca Abbott	Michelle Baron	Rob Brown	Gloria Henson
Dennis Lynch	Brian McCarthy	Scott Morrison	Bob Semenson
Gernot Trolf	Debbie Watkins	Jenine Whittecar	

**Absent:** Josh Geller; Cindy Stratton

**OPENING FUNCTIONS**

Meeting was called to order by Chair Debbie Watkins at approximately 6:31 PM, and a quorum was confirmed. She announced that Rob Brown will be taking the minutes of this Zoom Meeting as Acting Secretary.

**Administrative Items**

- **Revisions to Agenda**

Copies of the Agenda for the July 20, 2021 Meeting via Zoom Conference were distributed and reviewed. No revisions.

- **Approval of Minutes** for June 15, 2021 Meeting via Zoom Conference

Copies of the draft June 15, 2021 Minutes of Meeting via Zoom Conference were distributed and reviewed.

There being no corrections, the June 15, 2021 Minutes were approved by  
**UNANIMOUS CONSENT.**

**REPORTS FROM GOVERNMENT OFFICIALS**

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

Seamus reported that the Council President is going to move forward with a vending ordinance in September.

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

Rachel reported that on July 12, 2021, the Budget Bill was signed into Law. The 78<sup>th</sup> District got \$8.4M for the OB Pier; \$3.7M for Casa Del Prado; \$35M for UCSD Scripps; and \$15M for Scripps Cliff Erosion Research. MBPPB Member Gloria Henson asked how to get sea wall funding for Mission Beach. Ms. Granadino said she would find out and get back to us.

- **Khota Zaiser, Community Representative, Office of Mayor Todd Gloria**

Khota reported that the housing policy initiative rolled out yesterday – “Homes for all of Us.” Community member in attendance asked about the continued problems with scooters – corralling, underage children riding, more than 1 person riding scooter, riding on Boardwalk, speed reduction, and enforcement.

## Other

### Action Item:

- **City of San Diego Five-Year Capital Improvements Program (“CIP”) FY2022-2026:**  
Discuss and vote on proposed projects to be submitted to the City. Project types include: Public Safety; Drainage and Storm Water; Community Facilities; Mobility; and Utilities

Chair Watkins announced she received several proposed projects that will be discussed and voted on tonight. She noted the City’s comments advise us to re-submit projects that we recommended that have not been funded. The two (2) projects approved by unanimous vote at the June 18, 2019 MBPPB meeting and submitted to the City on July 9, 2019 are:

1. Install wheelchair/bike ramps at Pacific Beach Drive and Ocean Front Walk Boardwalk – To enter or exit the Ocean Front Boardwalk to and from the Parking lot one must jump the curb. This is where Mission Beach starts at the south side of Pacific Beach Drive. (Mobility)
2. Ventura Place Trash & Recycling Receptacles Replacement – Replace City trash receptacles in public space with anti-scavenger bins and ADD recycling bins. (Community Facilities.)

After further discussion, the following motion was duly made:

**MOTION #1 was made by Gloria Henson and seconded by Jenine Whittecar TO RE-SUBMIT the two projects discussed above.**

**VOTE: For: 10 Against: 0 Abstain: 0**

**Motion passed.**

Chair reported that three (3) new proposed project were submitted by MBPPB Members and one (1) from a community member. The MBPPB discussed each of the proposals submitted and voted as follows:

**MOTION #2 was made by Bob Semenson and seconded by Brian McCarthy TO INSTALL a K-rail safety bike lane across West Mission Bay Drive Bridge to segregate vehicles from riders and walkers.**

**VOTE: For: 10 Against: 0 Abstain: 0**

**Motion passed.**

[Submitted by: MBPPB Member Scott Morrison]

**MOTION #3 was made by Scott Morrison and seconded by Brian McCarthy TO WIDEN the Boardwalk in South Mission Beach as was done in North Mission Beach.**

**VOTE: For: 3 Against: 7 Abstain: 0**

**Motion: Not passed for submission.**

[Submitted by: MBPPB Member Brian McCarthy]

**MOTION #4 was made by Gloria Henson and seconded by Gernot Trolf TO MAKE STRUCTURAL REPAIRS TO AND REPLACEMENT OF The Mission Beach sea wall along Ocean Front Walk from the Mission Beach Jetty to South Pacific Beach Drive.**

**VOTE: For: 10 Against: 0 Abstain: 0**

**Motion passed.**

[Submitted by: MBPPB Member Gloria Henson]

**MOTION #5 was made by Dennis Lynch and seconded by Gernot Trolf TO MOVE the outside public showers at the Belmont Park Lifeguard station to the North side of the building by Hamel's; need to move drain and plumbing.**

**VOTE: For: 10 Against: 0 Abstain: 0**

**Motion passed.**

[Submitted by: Community Member Mike Meyer]

**Action Item**

- **Street Vendors in Mission Beach:** Discuss issue and draft letter to City Councilmembers and Mayor.

Chair Watkins shared the draft letter and three (3) collages of pictures taken of the vendors and tents on the Boardwalk and at Belmont Park in June. MBPPB Member Gloria Henson described each of the collages. After further discussion, the following motion was duly made:

**MOTION #6 was made by Gernot Trolf and seconded by Gloria Henson TO APPROVE the draft letter and three (3) collages of pictures and AUTHORIZED the Chair to email these documents to City Councilmembers and Mayor to introduce them to the serious nature of unregulated vending in Mission Beach.**

**VOTE: For: 10 Against: 0 Abstain: 0**

**Motion passed.**

**Information Item:**

- **Short Term Residential Ordinance (“STRO”)** – Review STRO from the perspective of the Planned District Ordinance (“PDO”) and discuss changes necessary to make it compliant with the PDO.

MBPPB Member Bob Semenson shared and discussed the document *Review of San Diego City Chapter 5 Article 10 Ordinance (Short Term Residential Occupancy)*, which describes changes necessary to make the STR Ordinance compliant with the Mission Beach PDO. Among other issues, Bob pointed out the need to get clarification of parking definitions pertaining to “on premises and “off-street” parking. For instance, off-street parking is not permitted in the Coastal Zone and the proposed change in the PDO from “on premise” to “off street” must be changed back to “on premises.” Seamus Kennedy volunteered to facilitate contacting the appropriate representatives in the City to help match up the PDO with the new STR Ordinance.

**NON-AGENDA PUBLIC COMMENTS** (One minute per speaker for issues NOT on the Agenda and within the purview of the MBPPB subject to time and technological constraints.)

- Gary Wonacott emailed a non-agenda public comment.  
He chose to allow the Chair to read his comment into the record as follows: The California Coastal Commission has requested the City to comment regarding closure of parking lots in Mission Beach, specifically, Belmont Park south. He supports the closure, but if this happens, then he believes there should be exceptions for residents with ID that confirms their eligibility.

**BOARD COMMUNICATIONS**

- **Chair’s Report** – Chair reminded everyone that the MBPPB is dark in August. The next meeting will be held on Tuesday, September 21, 2021 via Zoom Conference at 6:30 PM.

**Information Items – Liaison Updates**

- **ANAC** – ANAC Representative, Debbie Watkins, announced that the August ANAC meeting has been cancelled. The next ANAC meeting will take place on October 20, 2021.
- **MBTC STR Committee** –Gloria Henson and Bob Semenson gave updates.

There being no further business, Chair noted the next meeting will be held on Tuesday, September 21, 2021 via Zoom (Video) conference at 6:30 PM.

**ADJOURNMENT**

**MOTION #7 was made by Gernot Trolf and seconded by Bob Semenson TO ADJOURN the meeting via Zoom (Video) Conference at 8:31 PM.**

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

**Motion Passed.** [S. Morrison absent for vote.]

Prepared by: Debbie Watkins, Secretary