

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

AGENDA: Tuesday, March 21, 2023 @ 6:30 PM

**Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor
(North side of Park above “Arcade”)**

[**SPECIAL NOTE:** Elections for Area Representatives are held concurrent with but separate from the regularly scheduled March meeting on the outside deck of the Belmont Park Community Room. **Polls open at 6:30 PM and close at 7:30 PM.** The MBPPB requires proof of identity of eligible community members to vote in the election. Voting is by secret written ballot. **Eligible community members can vote for ONE CANDIDATE in the area they reside and are not allowed to vote in multiple areas. No Write-in Candidates.** [See: Page 2 for a list of 2023 Candidates for Area Representatives and Election Protocol – Proof of Identity to Vote.]

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

Revisions to March 21, 2023 Agenda

February 21, 2023 Meeting via ZOOM Minutes – Modifications and Approval

Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

OTHER

Information Item/Possible Action Item

● **Belmont Park: Partial renovation of existing NW corner, including new amusement ride(s), stairs and bridge to existing building, signage structure(s) throughout, relocation of SDG&E utilities, Boardwalk and hardscape upgrades, additional water features, updated parking spaces, entertainment stage with green room for performers, storage structures, multiple vendor(s) structures, complete renovation of existing beach house bar and restaurant with addition of pool deck.**

Presenter: Steve Thomas, Belmont Park General Manager

BUILDING PLAN REVIEW

Information Item:

● **Project No. 697489 (829 Verona Court): Coastal Development Permit to remodel an existing 1,387 sq. foot two-story single-family dwelling unit located at 829 Verona Court. Remodel includes the addition of 434 sq. feet on the first and second floors and a new third floor with the single-family dwelling unit totally 1,821 sq. feet. The 0.04-acre site is located in the MBPD-R-N Zone, Coastal (Appealable) Overlay Zone, and First Public Roadway within the Mission Beach Community Plan Area. CD2.** Presenters: Ann Whitman/John Oleninik (Oleinink Architect)

NON-AGENDA PUBLIC COMMENT - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB.

BOARD COMMUNICATIONS

- **Liaison Update (Airport Noise Advisory Committee “ANAC”)**
- **Results of March 2023 Election for Area Representatives and Chair’s Certification**

ADJOURNMENT

Next meeting will be held on **Tuesday, April 18, 2023 at 6:30 PM at the Belmont Park Community Room.** Submit Agenda Items 10 days PRIOR to the scheduled Board Meeting for consideration to Chair at: mbpreciseplanningboard@gmail.com

2023 Candidates for Mission Beach Precise Planning Board Area Representatives

Area I (between San Diego Place & South side of Capistrano Place)

1 Vacancy – Term expiring 2026 (3-yr term)

- **BOB SEMENSON** (Property Owner, Resident)

Area II (between the North side of Capistrano Place and the South side of West Mission Bay Drive and Ventura Place)

1 Vacancy – Term expiring 2026 (3-yr term)

- **CYNTHIA STRATTON** (Renter, Resident)

Area III (between the North side of West Mission Bay Drive and Ventura Place and South side of El Carmel Place)

1 Vacancy – Term expiring 2026 (3-yr term)

- **JENINE WHITTECAR** (Property Owner, Resident)

Area IV (between North side of El Carmel Place & South side of San Jose Place)

1 Vacancy – Term expiring 2026 (3-yr term)

- **GLORIA HENSON** (Property Owner, Resident)
- **CASEY FIELDS** (Property Owner, Resident)

Area V (between North side of San Jose Place & South side of Pacific Beach Drive)

3 Vacancies – No Candidates

Election Protocol – Proof of Identity to Vote

Please bring a valid picture ID, like a Driver’s License or California Identification Card with your current address on it. Because some Driver’s Licenses and California Identification Cards list a P.O. Box address, one can present a current rental agreement with one’s name and address or a current property tax bill along with the Driver’s License. Also, a current SDG&E bill or water utility bill can be presented with the valid picture ID.