

Mission Beach Precise Planning Board
April 15, 2025 @ 6:30 PM
In Person Meeting at Belmont Park Community Room
Minutes of Meeting

ATTENDANCE

Board Members Present:

Alan Bark	Rob Brown	Gloria Henson	Dennis Lynch
Lauren Powell	Bob Semonsen	Gernot Trolf	Daniel Pick
Anthony Richardson	Cindi Stratton		

Absent:

Larry Webb

OPENING FUNCTIONS

Meeting called to order by **Chair Rob Brown at 6:30PM**. Quorum was confirmed to conduct business. New board member Anthony Richardson was welcomed.

ADMINISTRATIVE ITEMS

- **Revisions to the Agenda:** Copies of the Agenda for the April 15, 2025 meeting were distributed and reviewed. No revisions were made.
- **Approval of the March 18, 2025 Meeting Minutes:** Copies of the March 18, 2025 Meeting Minutes were distributed and reviewed. Corrections were discussed.
 - Top of page two: change “phone call” to “meeting” with respect to ADU council person
 - ANAC revisions:
 - Feb. 19 ANAC meeting reviewed the 2024 year-end irregular operations (fog related). October had record curfew violations in a 5-day period (heavy fog). October had 63 incidents and 60 of those were in 5 days of fog.
 - A formalized nighttime-departure-procedure - CLSSY- was to start Oct 31, 2025. It was postponed so Nighttime flights are still being manually vectored by ATCT.
 - CLSSY if implemented, will formalize (be programmed into the plane’s cockpit) the nightly flight paths manually given to pilots by ATCT. It is expected to reduce aircraft noise being spread over Mission Beach by current ATCT manual directives.

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MOTION #1 was made by Gloria Henson and seconded by Daniel Pick TO APPROVE the March 18, 2025 Meeting Minutes with the corrections/typos discussed above.

Vote: For: 9

Against: 0

Abstain: 0

Motion: Passed unanimously

CHAIR’S REPORT

None

REPORTS FROM GOVERNMENT OFFICIALS

- No government officials were present

NON-AGENDA PUBLIC COMMENT

Board Member Daniel Pick relayed a message from the Mission Beach Town Council regarding neighbor requests of modification of dog laws to allow dogs on beach at all hours, on leash.

BOARD COMMUNICATIONS

Action Items

1. **Board Members filled three (3) of the four (4) vacant seats with eligible candidates, which is permitted after the Board's annual Election of Area Representatives in March 2025. The three (3) eligible candidates were informed they would be required to run in the March 2026 Election of Area Representatives when members of the community vote, preferably in the Area where they live. All candidates agreed.**
 - AREA 1 (between San Diego Place & South side of Capistrano Place)
 - 1 Vacancy – Term expiring 2027 (2-yr term)
 - CANDIDATE: No Candidate
 - AREA 2 – (between the North side of Capistrano Place & South side of W. Mission Bay Drive and Ventura Place)
 - 1 Vacancy – Term expiring 2028 (3-yr term)
 - **CANDIDATE: Dave Sheaks**

MOTION #2 was made by Gloria Henson and seconded by Bob Semonsen TO APPOINT Dave Sheaks to fill Area 2 vacancy.

Vote: For: 9 Against: 0 Abstain: 0
Motion: Passed unanimously

- AREA 3 – (between the North side of West Mission Bay Drive and Ventura Place and South side of El Carmel Place)
 - 1 Vacancy – Term expiring 2026 (1-yr term)
 - **CANDIDATE: Chris Wilcox**

MOTION #3 was made by Gernot Trolf and seconded by Alan Bark TO APPOINT Chris Wilcox to fill Area 3 vacancy.

Vote: For: 9 Against: 0 Abstain: 0
Motion: Passed unanimously

- AREA 5– (between North side of San Jose Place & South side of Pacific Beach Drive)
 - 1 Vacancy – Term expiring 2026 (1-yr term)
 - **CANDIDATE: Kip Eishen**

MOTION #4 was made by Gloria Henson and seconded by Lauren Powell TO APPOINT Kip Eishen to fill Area 5 vacancy.

Vote: For: 9 Against: 0 Abstain: 0

Motion: Passed unanimously

Action Item:

- 2. Board Members elect Chair, Vice Chair and Secretary for one (1) year term.**

MOTION #5 was made by Rob Brown and seconded by Gloria Henson TO ELECT Lauren Powell as Chair.

Vote: For: 9 Against: 0 Abstain: 0

Motion: Passed unanimously

MOTION #6 was made by Lauren Powell and seconded by Gloria Henson TO ELECT Rob Brown as Vice Chair.

Vote: For: 8 Against: 0 Abstain: 1 - Gernot Trolf

Motion: Passed

MOTION #7 was made by Daniel Pick and seconded by Rob Brown TO ELECT Daniel Pick as Secretary.

Vote: For: 8 Against: 0 Abstain: 1 - Gernot Trolf

Motion: Passed

Action Item:

- 3. Discussion and vote on position on Accessory Dwelling Units (ADU's) for MBPPB.**

The board and public were given an opportunity to discuss and ask questions regarding the MBPPB position on ADU's in Mission Beach.

MOTION #8 was made by Dennis Lynch and seconded by Bob Semonsen TO SEND Bob Semonsen's proposed letter of opposition regarding ADU's in the Mission Beach PDO with a request to not allow ADU's in Mission Beach.

An amendment to the motion was made by Bob Semonsen and seconded by Dennis Lynch to send the letter to Marlon at the Community Planners Committee (CPC) to forward to the appropriate city contacts.

Vote: For: 7 Against: 2 Abstain: 0

Motion: Passed

Information Item:

- **Liaison Update (Airport Noise Advisory Committee "ANAC") – Gloria Henson, MBPPB ANAC Representative**
- https://www.san.org/DesktopModules/Bring2mind/DMX/API/Entries/Download?Command=Core_Download&EntryId=17961&language=en-US&PortalId=0&TabId=225
- **New flights at airport:**
 - Chicago (ORD) – Daily flights begin June 12
 - Austin (AUS) – Flights four times a week starting June 13
 - Salt Lake City (SLC) – Flights three times a week starting June 13

- Easy Access: Soon to be completed is the On-airport property, entrance road, which will by-pass No. Harbor Dr. local traffic. New Bicycle lanes and Pedestrian paths will connect the airport to the surrounding communities.
- New Terminal 1: 13 Lane Security Checkpoint, 26 Restaurants and Retail Stores, 30 Gates, 185 EV Charging Stations 5,200 Parking Spaces
- Late Summer 2025: Phase 1A of New T1, including 19 new gates and Parking Plaza Stage 2, scheduled to open
- Early 2028: Phase 1B of new T1 Scheduled to open, including final 11 gates

There being no further business, the next MBPPB meeting takes place on Tuesday, May 20, 2025 at 6:30PM in the Belmont Park Community Room a/k/a Coaster Terrace Room. Submit Agenda Items 10 days PRIOR to the scheduled Board Meeting to Chair at: mbpreciseplanningboard@gmail.com for consideration.

ADJOURNMENT

MOTION #9 was made by Lauren Powell and seconded by Gernot Trolf to ADJOURN the meeting at 7:44 PM.

Vote: For: 9

Against: 0

Abstain:0

Motion: Passed unanimously