

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
AGENDA: Tuesday, September 16, 2025 @ 6:30 PM Regular Meeting
Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

- Revisions to September 16, 2025 Agenda (*Changes to the agenda may be made by a 2/3 vote at the beginning of the meeting*)
- July 15, 2025 Minutes of Meeting–Modifications and Approval
- Chair’s Report
 - Attendance report
 - PB Half Marathon Notice
 - S. Mission Beach Storm Drain Replacement & Green Infrastructure Notice

Action Item: Chair to appoint Secretary, or appoint a rotating Secretary each meeting

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW

Action Item:

808 Dover Court; Project No. PRJ-1086121; Applicant: Daniel Hack; Presenter: Chris Smart, LEED AP

- Coastal Development Permit for the proposed at 808 Dover Court. The 0.05-acre site is in the MBPD-R-S zone, Coastal Height Limit Overlay Zone, Coastal (Appealable) Overlay Zone, Airport Land Use Compatibility Overlay Zone (SDIA), Parking Impact Overlay Zone (Beach), within the Mission Beach Community Plan area. Council District 2.
- Process 3 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code 126.0707(b) for the Demolition of garage and unpermitted studio unit above the garage, and construction of a new attached two (2) car garage with a new two (2) bedroom unit with a terrace above the garage; addition of entry, and master bed and bath on second floor; addition of a third-floor office, bath, sauna, and spa deck with access from both units.

NON-AGENDA PUBLIC COMMENT- One (1) minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. Board may listen and ask clarifying questions but cannot discuss or act on items not on the agenda except to place them on a future agenda.

BOARD COMMUNICATIONS

INFORMATION ITEMS:

- **Liaison Update (ANAC) – Gloria Henson, MBPPB ANAC Representative**

ADJOURNMENT

Next meeting: Tuesday, **October 21, 2025** at 6:30 PM at the Belmont Park Community Room.

Submit Agenda Items 10 days PRIOR to the scheduled Board Meeting to Chair at: mbpreciseplanningboard@gmail.com for consideration.