

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

OPENING FUNCTIONS

Board Members Present:

Kip Eischen	Gloria Henson	Dennis Lynch	Bob Semonsen	Dave Sheaks
Lauren Powell	Rob Brown	Larry Webb	Gernot Trolf	

Board Members Absent:

Daniel Pick	Anthony Richardson	Chris Wilcox	Cindi Stratton
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OPENING FUNCTIONS

Meeting called to order by **Chair Powell at 6:35 PM**. Quorum was confirmed to conduct business.

ADMINISTRATIVE ITEMS

1. Revisions to September 16, 2025 Agenda (*Changes to the agenda may be made by a 2/3 vote at the beginning of the meeting*)

No revisions; Agenda unanimously approved

2. July 15, 2025 Minutes of Meeting–Modifications and Approval

MOTION # 1 was made by Rob Brown seconded by Bob Semonsen to approve the July 15, 2025 Minutes with the correction discussed (change “agenda” to “minutes” in document header).

Vote: For: 7 Against: 0 Abstain: 1 (Larry Webb not present at meeting)

Motion Passed

3. Chair's Report
 - o Attendance reported
 - o PB Half Marathon Notice
 - o S. Mission Beach Storm Drain Replacement & Green Infrastructure Notice

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

Chair appointed Gloria Hensen to act as Secretary for Sept 16, 2025 Meeting.

BUILDING PLAN REVIEW

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.

The board and public were given an opportunity to discuss.

MOTION #2 was made by Rob Brown to recommend project approval
Dennis Lynch motioned to amend the motion to recommend project approval with a 17 foot garage. Kip Eischen seconded the motion to amend the motion.

Motion to amend the motion passed unanimously.

Motion to recommend project approval with a 17-foot garage passed unanimously

Vote: For: 8

Against: 0

Abstain: 0

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.

None

BOARD COMMUNICATIONS INFORMATION ITEMS:

- **Liaison Update (ANAC) – Gloria Henson, MBPPB ANAC Representative**
 - ANAC has scheduled the next ANAC meeting for November 19, 2025.

ADJOURNMENT

Next meeting: Tuesday, **October 21, 2025** at 6:30 PM at Belmont Clubhouse on Mission Blvd, South of the Roller Coaster.

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

MOTION #3 was made by Rob Brown seconded by Larry Webb to ADJOURN the meeting at 7:20 PM.

Vote: For: 7

Against: 1

Abstain: 0

Motion Passed, meeting adjourned at 7:20PM.