

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

AGENDA: Tuesday, October 21, 2025 @ 6:30 PM Regular Meeting

DIFFERENT LOCATION : Belmont Clubhouse, 3146 Mission Boulevard (On Mission Blvd South of Roller Coaster near “Birthday Alley” – see map below)

OPENING FUNCTIONS

Meeting called to order by **Chair Powell at 6:33PM**. Quorum was confirmed to conduct business. 9/13

Board Members Present:

Anthony Richardson	Kip Eischen	Gloria Henson	Bob Semonsen
Lauren Powell	Gernot Trolf	Daniel Pick	Cindi Stratton
Dennis Lynch	Dave Sheaks		

Board Members Absent:

Rob Brown	Chris Wilcox	Larry Webb
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ADMINISTRATIVE ITEMS

- **Action Item:** Chair's appointment of Secretary, Anthony Richardson, subject to board consent

MOTION #1 Kip motioned and Daniel seconded

Vote: For: 9 Against: 0 Abstain: 0

Motion Passed, 6:36 PM.

- Revisions to October 21, 2025 Agenda (*Changes to the agenda may be made by a 2/3 vote at the beginning of the meeting*)

MOTION #2 - no motion needed unanimous approval

Vote: For: x Against: x Abstain: x

no motion needed unanimous approval 6:36

- September 16, 2025 Minutes of Meeting–Modifications and Approval

MOTION #2 - no motion needed unanimous approval 6:36

Motion Passed, unanimous.

- Chair's Report
 - Attendance report
 - Special Event Permit Notice - Am Slam; Belmont Park South Parking Lot and beach area San Fernando surf Zone *PROJECT DESCRIPTION: Special Event Permit for a two-day surf and skateboarding competition event that would occur on October 25-26, 2025, at the southern portion of Belmont Park South Parking Lot and beach area San Fernando surf Zone. The event would include exhibit, vendors, surf/skateboarding contests, entertainment/performances, scaffolding, skate course, alcohol, fenced in beer garden, fencing and/or barriers, drone, a generator, portable restrooms, trash/recycling containers, canopies, tables, and chairs. Noise associated with the event activities and set-up/dismantling would occur from October 24, 2025, at 10 AM to October 26, 2025, at 11:45*

PM. Set-up would occur from on October 24, 2025, from 10 AM to 7 PM. The two-day event would occur on October 25, 2025, from 7 AM until 6 PM, and October 26, 2025, from 7 AM to 7 PM. Dismantling would occur on October 26, 2025, from 7 PM to 11:45 PM.

Information Item, Possible Action Item: 2026 Land Development Code Update Submission Deadline Extended

- The City of San Diego City Planning Department is extending the deadline to submit code amendment requests for the [**2026 Land Development Code Update**](#). The submission portal will remain open through **Friday, Oct. 31, 2025**. The [**Land Development Code**](#) is Chapters 11-15 of the San Diego Municipal Code and outlines regulations for the development of property within the city. The City Planning Department regularly updates the code to ensure the regulations governing the development and use of property within the City are easy to understand, current and implement City policies.

REPORTS FROM GOVERNMENT OFFICIALS

- **Seamus Kennedy of District 2 City Council Jen Campbell's office** – Send us pictures of having too many 3x per unit new trashcans. Street Lights teams are coming late December/early January so get it done reports in. Seamus last meeting. Guillermo Castillo is Seamus's replacement
- **Guillermo Castillo 619-236-7057**

BUILDING PLAN REVIEW

Action Item: 720 Nantasket Ct; Project No. PRJ-1130208; Presenter: Robert Bateman

- The project involves a Map Waiver to convert three residential units currently under construction into three condominium units, located at 718, 720, and 722 Nantasket Court. The 0.092-acre site is in the Mission Beach Planned District Residential – single dwelling (MBPD-R-S) Base Zone, Coastal Height Limit Overlay Zone (CHLOZ), Transit Area Overlay Zone (TAOZ), Transit Priority Area (TPA), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand, High Paleontological Sensitivity Area, Geologic Hazard Category 52, within the Mission Beach Community Plan Area. Council District 2. **LEGAL DESCRIPTION: LOT D, BLOCK 156 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.**

MOTION #3 Kip motion to approve, bob seconds

Vote: For: 9 Against: Abstain: 0

Motion Passed – Unanimous approval 7:14pm,

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.

**No public comment

BOARD COMMUNICATIONS

INFORMATION ITEMS:

Presenter: Blake Spencer, Founder of PRK'n 949-324-2535

- PRK'n, a San Diego-based app, connects drivers with private driveways near high-demand areas, reducing congestion, CO₂ emissions, and parking challenges while providing income for residents. Presentation will cover the platform, San Diego pilot results, and potential city partnerships to support sustainability and traffic management.

Update on new tax measure coming to City Rules Committee about second homes and Airbnb's – Kip Eischen, MBPPB Board Member

Liaison Update (ANAC) – Gloria Henson, MBPPB ANAC Representative - no update

ADJOURNMENT- Meeting adjourned at 7:34PM

Next meeting: Tuesday, **November 18, 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.

DIFFERENT LOCATION : Belmont Clubhouse, 3146 Mission Boulevard #23 ON MAP BELOW "BIRTHDAY ALLEY"

