

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)**

**AGENDA: Tuesday, January 20, 2025 @ 6:30 PM Regular Meeting**

**Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor (Normal Location)**

**OPENING FUNCTIONS**

Call to Order, Quorum Count

**ADMINISTRATIVE ITEMS**

- Revisions to the January 20, 2025 Agenda (*Changes to the agenda may be made by a 2/3 vote at the beginning of the meeting*)
- November 18, 2025 Minutes of Meeting–Modifications and Approval
- Chair’s Report
  - Attendance – Secretary to report
  - Chair to appoint Election Secretary
  - Election Timing: Regular Elections of the MBPPB Area Representatives shall be held February 17, 2026. The deadline to qualify for candidacy in the March 17, 2026 general election for Area Representatives will be the regularly noticed February meeting.
  - 2025 LAND DEVELOPMENT CODE UPDATE: 2025 Land Development Code Update: LDC Update Subcommittee held it’s first meeting Jan 9, 2026. The CPC Land Development Code Update Subcommittee will report back to CPC meeting on **January 27, 2026**, with a series of recommendations for the items described under “2025 Citywide Amendments” at this weblink: <https://www.sandiego.gov/planning/work/land-development-code/updates-in-process> with an introductory video link under “Overview Video of the 2025 LDC Update”. Attendees should watch the 16-minute Overview Video prior to the meeting. At this meeting, the subcommittee will continue analyzing sections of code. Board members encouraged to attend.

**REPORTS FROM GOVERNMENT OFFICIALS**

**Guillermo Castillo - District 2 City Council Jen Campbell’s office**

**BUILDING PLAN REVIEW**

**ACTION ITEM:** 3751 Ocean Front Walk Assessment Letter; PRJ-1124856; Presenter – Javier Canela, Omega Engineering Consultants

Map Waiver and Coastal Development Permit to convert four apartment units into four condominium units, located at 3751 and 3753 Ocean Front Walk. The 0.21-acre site is in the MBPD-NC-N Base Zone, Coastal (State) Overlay Zone within the Mission Beach Community Plan Area

**OTHER**

**ACTION ITEM:** Mission Boulevard Maintenance Assessment District (“MAD”) Proposed Budget for Fiscal Year 2027 (July 1, 2026 - June 30, 2027): Discuss and APPROVE proposed MAD Budget for street trees, tree wells and maintenance along Mission Boulevard. Presenter: Scott Seyfried, Grounds Maintenance Manager, City of San Diego Park & Recreation Department/Open Space/MAD's

**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**

**ACTION ITEM:** Discuss and take action on individual proposed Land Development Code amendment concepts for consideration in a future update. Each proposed PDO change shall be considered and voted on separately. Submissions for the 2026 update are closed; discussion will be limited to planning and prioritization for the 2027 Land Development Code Update.

The City of San Diego City Planning Department extended the deadline to submit code amendment requests for the [2026 Land Development Code Update](#) but it is now closed. [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.

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

#### **ADJOURNMENT**

Next meeting: February 17 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.