

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

AGENDA: Tuesday, November 18, 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

Board Members Present:

Anthony Richardson
Kip Eischen
Gloria Henson
Bob Semonsen
Lauren Powell
Gernot Trolf
Daniel Pick
Dave Sheaks
Cindi Stratton (arrived at 6:45pm)

Board Members Absent:

Rob Brown
Chris Wilcox
Dennis Lynch
Larry Webb - resigned

MEETING CALLED TO ORDER by Chair Lauren Powell at 6:39 PM.

QUORUM: yes

ADMINISTRATIVE ITEMS

1. Revisions to the November 18, 2025 Agenda (*Changes to the agenda may be made by a 2/3 vote at the beginning of the meeting*)

MOTION # 1 To approve as is or Revise agenda as stated BY: Gloria Hanson; Second: Gernot Trolf

Vote: For 8 Against 0 Abstain 0

Motion: Passed

2. October 21, 2025 Minutes of Meeting–Modifications and Approval
 - a. Copies of the October 21, 2025 draft minutes were distributed and reviewed.

MOTION #2 to approve the October 21, 2025 Minutes as is or with the corrections/typos discussed.

By: Gloria Hanson; Second: BY Gernot Trolf

Vote: For 8 Against 0 Abstain 0

Motion: Passed

Chair’s Report

- Attendance report
- Community Listening session: Tuesday, December 2, 2025 – 5:30 P.M. San Ysidro Senior Center – 125 E Park Avenue, San Ysidro, CA 92173. This is an in-person session only with an interactive activity.

- These sessions are designed to give community members the opportunity to share ideas on how they would like to receive updates when City Council is considering projects such as street repairs, park improvements, or other important community issues.

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW - None

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 ITEM, POSSIBLE ACTION ITEM: 2026 Land Development Code Update - Discussion and possible action to approve MBPPB recommendations for the 2026 Land Development Code Update.

- 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.

MOTION # 3 to submit the PDO revisions as is, minus what the already accepted changes for land development code update

By: Gloria Hanson

Second: Cindi Stratton

Vote: For 6 Against 2 Abstain

Motion: Not Passed – 7 needed to pass

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

MOTION #4 to Adjourn

By: Gernot Trolf

Second: By Daniel Pick

Vote: For 8 Against 0 Abstain 0

Motion: Passed

ADJOURNMENT

Next meeting: January 20 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.

Prepared By Secretary Anthony Richardson