

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

Tuesday, February 17, 2026 @ 6:30 PM

**Place: Belmont Park Community Room, 3146 Mission Boulevard,
2nd Floor (North side of Park above “Arcade”)**

AGENDA

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

Revisions to February 17, 2026 Agenda

January 20, 2026 Meeting Minutes – Modifications and Approval

Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW – NONE.

OTHER – Information Item

- **Fiscal Year 2027 Affordable Housing Fund (AHF) Annual Plan:** Overview of the City’s Affordable Housing Fund to solicit public comment on uses for Fiscal Year 2027. Per Municipal Code, SDHC presents to three Community Planning Groups annually. Presenter: Sarah M. Ahern, PMP, Compliance & Special Programs Analyst, Homelessness Housing Innovations Division, San Diego Housing Commission

NON-AGENDA PUBLIC COMMENT - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB.

BOARD COMMUNICATIONS

Action Items:

- **Approve March 2026 Election Ballot DESIGN**
- **Announce Nominations of Eligible Candidates for OPEN Area Representative seats for the March 17, 2026 Election of Area Representatives by community members.**
[See: *Notice to Community Members at Page 2*]
- **Mission Beach Planned District Ordinance (“PDO”): Discuss and take action on the "green" items, text edits and low complexity changes in the draft PDO document.**
Submissions for the 2026 update are closed; discussion will be limited to planning and prioritization for the 2027 Land Development Code Update.

Information Item:

- **Liaison Update (Airport Noise Advisory Committee “ANAC”) – Gloria Henson, MBPPB ANAC Representative**

ADJOURNMENT

Next meeting will be held on **Tuesday, March 17, 2026 at 6:30 PM at the Belmont Park Community Room.** Submit Agenda Items 10 days **PRIOR** to the scheduled Board Meeting to mbpreciseplanningboard@gmail.com for consideration. **The 2026 Election of Area Representatives by community members will take place concurrent with but separate from the March 17, 2026 Meeting from 6:30 PM – 8:00 PM in the Belmont Park Community Room.**

**Mission Beach Precise Planning Board (“MBPPB”)
Notice to Community Members**

The MBPPB will accept nominations for Eligible Candidates to serve as Area Representatives for Open Seats at its February 17, 2026 General Meeting.

Are you interested in making Mission Beach a beautiful and desirable place to live and work? Would you like to play a role in determining the outcome of upcoming land use and building issues that will have a long-term effect on the growth of Mission Beach?

The MBPPB, the City of San Diego’s recognized advisory community planning group for Mission Beach, will accept nominations for eligible candidates to serve on the Planning Board as Area Representatives in the area where they reside at its meeting on **Tuesday, February 17, 2026 at 6:30 PM in the Belmont Park Community Room.**

The primary purpose of the Board is to advise the City of San Diego in reviewing building plans, land use development matters, and recommending capital improvement projects for the community, among others. Members must be willing to donate approximately 2-3 hours/month to attend Board meetings. Regular meetings are held on the third Tuesday of each month at 6:30 PM in the Belmont Park Community Room. The Board is dark in August and December. Members elected to the Board will serve a three-year term unless filling an incomplete vacated term.

This year, there are 10 seats up for election: 5 three-year seats one in each of the five areas; 3 one-year seats in Areas 1, 2 and 4; and 2 two-year seats Areas 2 and 3. The five areas of representation are: **Area 1** – between San Diego Place & South side of Capistrano Place; **Area 2** – between the North side of Capistrano Place & South side of W. Mission Bay Drive and Ventura Place; **Area 3** – between the North side of West Mission Bay Drive & South side of El Carmel Place; **Area IV** – between the North side of El Carmel Place & South side of San Jose Place; **Area V** – between the North side of San Jose Place & South side of Pacific Beach Drive.

To be an eligible community member to serve on the Board, an individual must be at least 18 years old, and affiliated with the community as:

- (1) Property Owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area; or
- (2) Resident/Renter, who is an individual whose primary residence is an address in the community planning area; or
- (3) Local business person, who is a local business or not-for-profit owner, operator, manager, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the community planning group at one time.

In order to be considered an eligible candidate, please bring a valid picture ID, like a California Driver’s License or California Identification Card with your current address on it. Or, you can bring a current property tax bill or current SDG&E or water utility bill with your name and address on it if your current address is not on your valid picture ID. Your current address will determine which of the five areas of representation you will be eligible to run as an Area Representative in the 2026 Election of Area Representatives. **The 2026 Election of Area Representatives by community members will take place concurrent with but separate from the March 17, 2026 Meeting from 6:30 PM – 8:00 PM in the Belmont Park Community Room.**