

MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

Tuesday, March 17, 2026 @ 6:30 PM

Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor

AGENDA

[**SPECIAL NOTE:** Elections for Area Representatives are held concurrent with but separate from the regularly scheduled March meeting in the Belmont Park Community Room. Polls open at 6:30 PM and close at 8:00 PM. The MBPPB requires proof of identity of eligible community members to vote in the election. Voting is by secret written ballot. **Eligible community members can vote for ONE CANDIDATE in the area they reside and are not allowed to vote in multiple areas. No Write-in Candidates.**

[See: Page 2 for a list of 2026 *Candidates for Area Representatives and Election Protocol – Proof of Identity to Vote.*]

OPENING FUNCTIONS

- Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

- Revisions to March 17, 2026 Agenda
- February 17, 2026 Minutes–Modifications and Approval
- Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW – None

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

BOARD COMMUNICATIONS

- **Information Item:** Discussion on ad-hoc subcommittee to address 2027 Land Development Code (PDO) Update submissions
- **Liaison Update (Airport Noise Advisory Committee “ANAC”)** - Gloria Henson, MBPPB ANAC Representative
- **Results of March 2026 Election for Area Representatives and Chair’s Certification**

ADJOURNMENT

Next meeting will be held on Tuesday, April 21, 2026 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.

2026 Candidates for MBPPB Area Representatives

**AREA 1 (between San Diego Place & South side of Capistrano Place) 2 Vacancies
1 Vacancy – Term expiring 2029 (3-yr term)**

- **CANDIDATE: BOB SEMONSEN** (Incumbent, Property Owner, Resident)

1 Vacancy – Term expiring 2027 (1-yr term) – NO CANDIDATES

AREA 2 – (between the North side of Capistrano Place & South side of W. Mission Bay Drive and Ventura Place)

3 Vacancies – 3-year term; 2-year term; 1-year term – NO CANDIDATES

AREA 3 (between the North side of West Mission Bay Drive and Ventura Place and South side of El Carmel Place)

2 Vacancies - 3-year term; 2-year term – NO CANDIDATES

**AREA 4 (between North side of El Carmel Place & South side of San Jose Place)
2 Vacancies – Term expiring 2029 (3-yr term)**

- **CANDIDATE: GLORIA HENSON** (Incumbent, Property Owner, Resident)

Term Expiring 2027 (1-yr term)

- **CANDIDATE: KIP EISCHEN** (Renter)

**AREA 5 (between North side of San Jose Place & South side of Pacific Beach Drive)
1 Vacancy – Term expiring 2029 (3-yr term) – NO CANDIDATES**

Election Protocol – Proof of Identity to Vote

Please bring a valid picture ID, like a Driver's License or California Identification Card with your current address on it to determine what area you will be eligible to vote in the Election. If your Driver's License or California Identification Card lists a P. O. Box address or does not include your current address, you can present a current rental agreement with your name and address on it, a current property tax bill, a current SDG&E bill, or a current water utility bill along with the valid picture ID.