

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

Board Members Present:

Anthony Richardson
Gloria Henson
Bob Semonsen
Lauren Powell
Gernot Trolf
Daniel Pick
Dave Sheaks
Cindi Stratton
Dennis Lynch
Kip Eischen (arrived @6:44

Board Members Absent:

Rob Brown

Chris Wilcox - disqualified

Larry Webb - resigned

MEETING CALLED TO ORDER by Chair Lauren Powell at 6:30 PM.

QUORUM: _yes____ No ____

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*)

MOTION #1__ TO move maintenance assessment district to top of agenda

BY__cindi stratton____

Second: BY ____dan picks_____

Vote: For _8____ Against _0____ Abstain _____

Motion: Passed

- November 18, 2025 Minutes of Meeting–Modifications and Approval

MOTION #2__ TO approve 11/18/25 minutes

BY__gernot trolf____

Second: BY ____dan picks_____

Vote: For _8____ Against _0____ Abstain _____

Motion: Passed

- 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 its 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

Trash Phone Number -

Streeterly Numbers -

Scott Seyfried - City grounds Maintenance Manager 619-685-1305

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

MOTION #_3_ TO approve fy 2027 proposed EBU budget MAD assessment

BY___Anthony Richardson_____

Second: BY _____Gernot Trof_____

Vote: For _9___ Against _0___ Abstain _____

Motion: Passed

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

MOTION #_4_ to recommend to approve the map waiver to the condominiumization of 4 units

BY___daniel pick_____

Second: BY _____cindi stratton_____

Vote: For _8___ Against _____ Abstain ___1 - dennis lynch___

Motion: Passed

OTHER

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.

Potential Edits:

1: Definition of Dormers. Eaves are limited to 6 inches on all sides. It wasn't clear if the 10ft max width included the eaves. *** finish discussion

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.

MOTION #_5_ TO Adjourn meeting

BY___ Gernot Trolf_____

Second: BY __ Cindi Stratton_____

Vote: For _9___ Against _0___ Abstain _____

Motion: Passed