

**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

Board Members Present:

Anthony Richardson

Gloria Henson (6:36)

Bob Semonsen

Lauren Powell

Gernot Trolf

Kip Eischen

Dennis Lynch

Daniel Pick

Dave Sheaks

Cindi Stratton (6:46)

Board Members Absent:

none

MEETING CALLED TO ORDER by Chair Lauren Powell at 6:34 PM.

QUORUM: yes

**ADMINISTRATIVE ITEMS**

Revisions to February 17, 2026 Agenda

MOTION #\_1\_ TO approve feb meeting minutes

BY\_gernot\_trolf\_\_\_\_\_

Second: BY\_gloria\_henson\_\_

Vote: For \_\_9\_\_ Against 0 Abstain 0

Motion: Approved

January 20, 2026 Meeting Minutes – Modifications and Approval

Chair’s Report

No Motion needed: Jan Minutes unanimously approved

**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**

MOTION # 2 TO approve the ballot design

BY bob semonson

Second: BY gloria henson

Vote: For 9 Against 0 Abstain 0

Motion: APPROVED

- **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.**

MOTION # 3 TO accept all of the green edits besides the following PG 34 and 31 and discuss further move to blue category of complicated changes:

BY kip eischen

Second: BY anthony richardson

Vote: For 5 Against 4 Abstain 0

Motion: Does not pass

MOTION # 4 TO accept all of the green edits

BY dennis lynch

Second: BY gloria henson

Vote: For 4 Against 3 Abstain 2 (cindi stratton and dan pick)

Abstain :Cindi stratton voted for alternative motion to discuss further and Dan pick is just abstaining

Motion: Does not pass

MOTION # 5 TO accept all of the green edits besides the following PG 34 and 31 and discuss further move to blue category of complicated changes:

BY kip eischen

Second: BY anthony richardson

Vote: For 2 Against 7 Abstain 0

Motion: Does not pass

MOTION # 6 TO accept all of the green edits besides the following PG 34 and 31 (screenshot right below) and discuss further move to blue category of complicated changes:

BY Cindi Stratton

Second: BY kip Eischen

Vote: For 5 Against 4 Abstain 0

Motion: Does not pass

- (1) For lots developed exclusively for residential use in any Commercial Subdistrict, the **Gross Floor** area ratio provisions of Section 1513.0304(g) shall apply.
  - (2) For lots exclusively developed with non residential development the **following Gross Floor area ratios ratio** shall be 1.25. ~~are applicable :-~~
    - ~~(A) The basic Floor area ratios shall be 1.25.~~
    - ~~(B) The basic Floor area ratio may be increased to 1.75 if one off-street parking space is provided for every 800 square feet of gross floor area.~~
  - (3) For lots with mixed use development with the first (or ground) story for reserved for nonresidential activities (excluding parking) ~~and residential storage~~ and with the upper stories being designed for residential occupancy, the following floor area ratios are applicable:
    - (A) The ~~basic~~ **Gross Floor** area ratio may be increased to a max. 1.75. ~~if 2.0 off-street parking spaces are provided for each dwelling unit.~~
    - (B) The ~~basic~~ **Gross Floor** area ratio shall be 1.1 max. ~~for residential use.~~
    - (C) Two off street parking spaces must be provided for each dwelling unit.**
  - (4) For NC-N and NC-S Subdisricts, no individual building or structure shall exceed the total amount of Gross Floor area of ~~8,750~~ **8400** square feet.
- (e) Height. The maximum height of a building or structure shall be 30 feet, **measured from existing grade or proposd new grade, which ever is lower.** If the 30-foot height limitation of Ordinance No. 10960 is removed from Mission Beach, the building height limit shall be 35 feet.

**§1513.0403 Parking**

(a) All Subdistricts

- (1) Where off-street parking access is perpendicular to an alley or street, it shall be a minimum of 21 feet measured from the opposite edge of the right-of-way. This 21-foot distance may be reduced one foot for each 6-inch increase in parking space width but shall not be less than 18 feet.
- (2) **Garage and carport entries must be setback an average of 2 feet from the property line, except along Strandway. see Diagram 1513.04 A**
- (3) When an existing use is enlarged, the number of additional off-street parking spaces required are only those required by the enlargement consistent with Section 1513.0403.

(b) Residential Subdistricts

- (1) Every premises used for one or more of those uses permitted in

**Information Item:**

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

## ADJOURNMENT

MOTION #\_7\_ TO adjourn meeting

BY \_\_\_kip\_eischen\_\_\_

Second: BY \_\_\_gernot\_trolf\_

Vote: For \_9\_\_\_ Against 0 Abstain 0

Motion: pass meeting adjourned

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](mailto: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.**

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### **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.**

**Prepared by Secretary Anthony Richardson**