

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

Board Members Present:

Anthony Richardson

Gloria Henson

Bob Semonsen

Daniel Pick

Lauren Powell

Gernot Trolf

Cindi Stratton

Kip Eischen (6:43arrive)(left at 7:04)

Dennis Lynch

Board Members Absent:

Dave Sheaks

- Call to Order, Quorum Count 9, Meeting called to order by Chair Lauren Powell at 6:48pm

ADMINISTRATIVE ITEMS

- Revisions to March 17, 2026 Agenda

MOTION #_1_ TO approve march’s meeting agenda

BY__daniel pick

Second: BY __gloria henson_

Vote: For _8___ Against _0___ Abstain _0___

Motion: approved

- February 17, 2026 Minutes–Modifications and Approval

MOTION #_2_ TO approve the feb meeting minutes with mentioned correction of adding “0” for abstains

BY__cindi stratton

Second: BY _anthony richardson__

Vote: For 8 Against 0 Abstain 0
Motion: approved

- 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.

Daniel Pick - trash pick up has improved since owners had to start paying for trash pick up. More trucks are on the road

Gernot Trolf - too many loud motorcycles revving down the mission boulevard.

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**

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

The chair certified the March 17th 2026 election results.

Kip Eischen in zone 4 , 2 votes, 1 year term

Cindi stratton zone 2 , 1 vote 1 year term

Gloria Henson zone 4, 2 votes, 3 year term

Bob semonson zone 1, 2 votes ,3 year

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.

MOTION #_3_ TO adjourn

BY_daniel pick

Second: BY __Gloria Henson_

Vote: For __8__ Against __0__ Abstain __0__

Motion: to adjourn pass.

Minutes Prepared by: Anthony Richardson