

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, April 21, 2026 @ 6:30 PM
Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor**

Board Members Present:

Gloria Henson
Dennis Lynch
Daniel Pick
Lauren Powell
Bob Semenson
Cindi Stratton (arrived 6:41)
Kip Eishen

Board Members Absent:

Gernot Trolf
Anthony Richardson

AGENDA

OPENING FUNCTIONS

- MEETING CALLED TO ORDER by Acting Chair Lauren Powell at 6:38 PM.
- Quorum was met

ADMINISTRATIVE ITEMS

- Revisions to April 21, 2026 Agenda

MOTION #1 to Approve the April 21, 2026 Minutes with the corrections/typos discussed (next meeting is May 19, 2026).

BY Gloria Henson

Second: BY Daniel Pick

Vote: For 5 Against 0 Abstain 0

Motion: Passed

- March 17, 2026 Minutes–Modifications and Approval

MOTION #2 TO Approve the March 17, 2026 Minutes with the corrections/typos discussed.

BY Bob Semenson

Second: BY Daniel Pick

Vote: For 6 Against 0 Abstain 0

Motion: Passed

- Acting Chair’s Report
None

REPORTS FROM GOVERNMENT OFFICIALS

- Guillermo Castillo - District 2 City Council Jen Campbell’s Office
 - Budget update

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

Action Item

Board Members Fill Vacant Seats with Eligible Candidates for one-year term ending March 2027 outside of area where they live and required to run in March 2027 Election of Area Representatives in the area where they reside (6 vacancies)

AREA 1 (between San Diego Place & South side of Capistrano Place)

1 Vacancy: 1-year term expiring March 2027
No Candidate

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

2 Vacancies: 3-year term expiring March 2029; 2-year term expiring March 2028

MOTION #3 TO APPOINT Thomas Miller TO FILL AREA 2 VACANCY

BY Kip Eishen

Second: BY Bob Semonsen

Vote: For 6 Against 0 Abstain 0

Motion: Passed

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

2 Vacancies - 3-year term expiring March 2029; 2-year term expiring March 2028

MOTION #4 TO APPOINT Al Toschi TO FILL AREA 3 VACANCY

BY Daniel Pick

Second: BY Gloria Henson

Vote: For 6 Against 0 Abstain 0

Motion: Passed

MOTION #5 TO APPOINT Dave Sheaks TO FILL AREA 3 VACANCY

BY Kip Eishen

Second: BY Gloria Henson

Vote: For 6 Against 0 Abstain 0

Motion: Passed

AREA 5 (between North side of San Jose Place & South side of Pacific Beach Drive)

1 Vacancy – 3-year term expiring March 2029
No Candidate

Action Item:

Board members elect Chair, Vice Chair and Secretary for one (1) year terms.

Chair:

MOTION #6 TO ELECT Kip Eishen AS CHAIR.

BY: Daniel Pick

Second: Dennis Lynch
Vote: For 6 Against 0 Abstain 0
Motion: Passed

Vice Chair:

MOTION #7 TO ELECT Daniel Pick AS VICE CHAIR

BY Gloria Hensen
Second: BY Kip Eishen
Vote: For 6 Against 0 Abstain 0
Motion: Passed

Secretary:

No Motion, defer election to next meeting

ADJOURNMENT

Next meeting will be held on Tuesday, May 19, 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.

Minutes Prepared by Acting Chair, Lauren Powell

DRAFT