

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)  
Tuesday, November 15, 2022 @ 6:30 PM Meeting via Zoom (Video)  
AGENDA**

**NOTE ON PUBLIC ATTENDANCE:** Any member of the public wanting to attend this Zoom conference must email a request to the *Meeting Coordinator* at [mbppb.zoom.2022@gmail.com](mailto:mbppb.zoom.2022@gmail.com) no later than 1 hour prior to the meeting and provide your name and email address to get login information (or, if requested, the telephone dial in number).

**\*NOTE ON NON-AGENDA PUBLIC COMMENT:** Members of the public who wish to comment on a topic **NOT** on the Agenda within the Board’s purview are asked to contact the Chair at [dkwatks@aol.com](mailto:dkwatks@aol.com) prior to the meeting. Comments are subject to time and technological constraints.

**OPENING FUNCTIONS**

Call to Order, Quorum Count

**ADMINISTRATIVE ITEMS**

Revisions to November 2022 Agenda  
October 18, 2022 Meeting via ZOOM Minutes – Modifications and Approval  
Chair’s Report

**REPORTS FROM GOVERNMENT OFFICIALS**

**BUILDING PLAN REVIEW**

**Action Item:**

- **Second Review at Applicant’s Request: 3757 Mission Boulevard; PRJ-1059496; (Process 3) Coastal Development Permit for the demolition or removal of 50 percent or more of the exterior walls of the existing structure (810 Queenstown Court) to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 2,929 square feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.**

**In addition, consideration at Applicant’s request for a Neighborhood Development Permit (Process 2) to keep previously conforming rights of existing setbacks per SDMC Section 127.0106(b) for the expansion of the structure per SDMC Sections 127.0104 (a & b). Presentation by Daniel Linn Architect**

**\*NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. Comments are subject to time and technological constraints. [See: \*NOTE above.]

**BOARD COMMUNICATIONS**

- Liaison Update (ANAC)

**ADJOURNMENT**

Our next meeting will be held on Tuesday, January 17, 2023 at 6:30 PM via Zoom Conference. The Board is dark in December. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to [dkwatks@aol.com](mailto:dkwatks@aol.com) for consideration.