

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
AGENDA: Tuesday, March 18, 2025 @ 6:30 PM**

Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor

[**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 *2025 Candidates for Area Representatives and Election Protocol – Proof of Identity to Vote.*]

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

Revisions to March 18, 2025 Agenda
February 18, 2025 Minutes–Modifications and Approval
Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

OTHER

Information Item

- **Discussion regarding Accessory Dwelling Unit (“ADU”) rules specific to the Mission Beach PDO, particularly regarding parking requirements and the building envelope.**

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

- **Liaison Update (Airport Noise Advisory Committee “ANAC”) - Gloria Henson, MBPPB ANAC Representative**
- **Results of March 2025 Election for Area Representatives and Chair’s Certification**

ADJOURNMENT

Next meeting will be held on **Tuesday, April 15, 2025 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.

2025 Candidates for Mission Beach Precise Planning Board Area Representatives

AREA I (between San Diego Place & South side of Capistrano Place) 2 Vacancies

1 Vacancy – Term expiring 2028 (3-yr term)

- **DENNIS LYNCH** (Property Owner, Resident)

1 Vacancy – Term expiring 2027 (2-yr term) – NO CANDIDATES

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

1 Vacancy – Term expiring 2028 (3-yr 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

1 Vacancy – Term expiring 2028 (3-yr term)

- **ALAN BARK** (Property Owner, Resident)

1 Vacancy – Term expiring 2026 (1-yr term)

- **CHRIS WILCOX** (Property Owner, Resident)

AREA 4 (between North side of El Carmel Place & South side of San Jose Place)

1 Vacancy – Term expiring 2028 (3-yr term)

- **LAUREN POWELL** (Renter)
- **KIP EISHEN** (Renter)

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

3 Vacancies

1 Vacancy – Term expiring 2028 (3-yr term)

- **GERNOT TROLF** (Property Owner, Resident)

1 Vacancy – Term expiring 2027 (2 -yr term)

- **ANTHONY RICHARDSON** (Renter)

1 Vacancy – Term expiring 2026 (1-yr term) – NO CANDIDATES

Election Protocol – Proof of Identity to Vote

Please bring a valid picture ID, like a Driver’s License or California Identification Card with your current address on it to determine what area you will be eligible to vote in the Election. If your Driver’s License or California Identification Card lists a P. O. Box address or does not include your current address, you can present a current rental agreement with your name and address on it, a current property tax bill, a current SDG&E bill, or a current water utility bill along with the valid picture ID.