

## MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)

**AGENDA: Tuesday, March 19, 2024 @ 6:30 PM**

**Place: Belmont Park Community Room, 3146 Mission Boulevard, Second Floor  
(North side of Park above “Arcade”)**

[**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 7:30 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 *2024 Candidates for Area Representatives and Election Protocol – Proof of Identity to Vote.*]

### OPENING FUNCTIONS

Call to Order, Quorum Count

### ADMINISTRATIVE ITEMS

Revisions to March 19, 2024 Agenda

February 20, 2024 Minutes of Meeting – Modifications and Approval

Chair’s Report

- **Action Item: Board Member Cynthia Stratton has missed four (4) general meetings of the MBPPB in violation of the MBPPB’s Bylaws. The MBPPB Members can vote to keep or not keep Ms. Stratton on the Board for the balance of her term (2-years ending 2026).**

### REPORTS FROM GOVERNMENT OFFICIALS

#### OTHER

##### Possible Action Item

- **David Lombardi will discuss PDO §1513.0402 Landscaping (a) Residential Subdistricts (1) & (2) and requests the MBPPB's interpretation of this section. The Code Enforcement Department is apparently not enforcing the 3’0” vegetation height portion of the code in front yards claiming it does not affect "public" views in the Courts, Places or Walks only the "private" views therein.**

Presenter: David Lombardi, North Mission Beach Property Owner

#### 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 2024 Election for Area Representatives and Chair’s Certification**

### ADJOURNMENT

Next meeting will be held on **Tuesday, April 16, 2024 at 6:30 PM at the Belmont Park Community Room.** Submit Agenda Items 10 days **PRIOR** to the scheduled Board Meeting for consideration to Chair at: [mbpreciseplanningboard@gmail.com](mailto:mbpreciseplanningboard@gmail.com)

**2024 Candidates for Mission Beach Precise Planning Board Area Representatives**

**Area I (between San Diego Place & South side of Capistrano Place)**

**1 Vacancy** (3-yr. term ending 2027) – **No Candidates**

**Area II (between the North side of Capistrano Place and the South side of West Mission Bay Drive and Ventura Place)**

**1 Vacancy** – Term expiring 2027 (3-yr term)

- **LARRY WEBB** (Property Owner/ Resident)

**Area III (between the North side of West Mission Bay Drive and Ventura Place and South side of El Carmel Place)**

**1 Vacancy** – Term expiring 2027 (3-yr term)

- **DANIEL PICK** (Property Owner, Resident)

**1 Vacancy** – Term expiring 2025 (1-yr term balance of 3-yr term) – **No Candidates**

**Area IV (between North side of El Carmel Place & South side of San Jose Place)**

**1 Vacancy** – Term expiring 2027 (3-yr term)

- **ROB BROWN** (Incumbent, Property Owner, Resident)

**Area V (between North side of San Jose Place & South side of Pacific Beach Drive)**

**3 Vacancies** – 1-yr term ending 2025 balance of 3-yr. term – **No Candidates**

2-yr term ending 2026 balance of 3-yr term – **No Candidates**

3-yr term ending 2027 – **No Candidates**

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**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. Because some Driver’s Licenses and California Identification Cards list a P.O. Box address, one can present a current rental agreement with one’s name and address or a current property tax bill along with the Driver’s License. Also, a current SDG&E bill or water utility bill can be presented with the valid picture ID. 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.