Peninsula Community Planning Board
April 17, 2025 Minutes

PCPB meeting
Point Loma Hervey Library
3701 Voltaire Street
San Diego, CA 92106
April 17, 2025
6 PM

GENERAL

The meeting was called to order by Mandy Havlik at 6:02 pm.

Board Present: Mandy Havlik, Eric Law, Javier Saunders, Angela Vedder, Cori Salcido, Andrew Hollingworth, Sam Laub, Don Sevrens, Will Hooper, PJ Lucca, Cliff Graham and Christine Smith

Board Absent: Kelsey Carter, Fred Kosmo, and Jacqueline Greulich

Student Liaisons: None

Public Present: Dina Ryan, Clifford Weiler, Dee Brown

Approval of the Agenda

Angela Vedder made a motion to approve the agenda. Eric Law seconded the motion. The motion passed, 9-6.

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub, Will Hooper, Andrew Hollingworth

Election of Chair, 1st and 2nd Vice Chairs, Treasurer and Secretary

Chair:
Angela Vedder nominated Eric Law, seconded by PJ Lucca
Eric Law elected 10-5

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub and Will Hooper

1st Vice Chair:
Angela Vedder nominated Mandy Havlik, seconded by PJ Lucca
Mandy Havlik elected 10-5

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich

Absent during the vote: Sam Laub and Will Hooper

2nd Vice Chair:
Mandy Havlik nominated Angela Vedder, seconded by Cori Salcido
Angela Vedder elected 10-5

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub and Will Hooper

Treasurer:
Andrew Hollingworth nominated Andrew Hollingworth seconded by Mandy Havlik
Andrew Hollingworth elected 10-5

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub and Will Hooper

Secretary:
Mandy Havlik nominated Cori Salcido, seconded by Angela Vedder
Cori Salcido elected 10-5.
Mandy Havlik – alternate

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub and Will Hooper

Approval of Minutes

Mandy Havlik made a motion to approve the minutes. Angela Vedder seconded the motion. The motion passed, 7-3-5

Cliff Graham and Christine Smith were not elected to the board. PJ Lucca abstained, absent at previous meeting, 3

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich
Absent during the vote: Sam Laub and Will Hooper 5

Board Officer Reports

Chair- Eric Law – enthusiastic and welcomes new members to the board.
1st Vice Chair: Mandy Havlik – reported the elections last month were a success.
Treasurer: The bank account balance is $1160.50, noted from Eric Law
Secretary: Nothing to report

City Planner Update
Grant Rurode: not present

NONAGENDA PUBLIC COMMENT

Two (2) minutes per issue. Identification of issues that are within the jurisdiction of the PCPB, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

Don Severns - information on the Trash Solid Waste Management Fee important issue for the community. Public Hearing on June 9, 2025 at 2pm at Council Chambers. Protests must be on the same date and time. Information sent in the mail to the community.

https://www.sandiego.gov/environmental-services/trash-service-updates/proposed-solid-waste-management-fee

Public comment from Clifford Weiler encouraging the people to vote. Unpaid property taxes are shown on the tax bill if left unpaid. Mandy Havlik mentions there could liens on the house if unpaid and could be of concern for the community.

Loaves and Fishes Food Panty – Waves of Generosity Fundraiser 5/31/2025, 5:30 pm. https://sdloavesfishes.org/ item from Mandy Havlik

Mandy Havlik announces she is officially running for City Council District 2 https://mandyhavlik.com/

GOVERNMENT and COMMUNITY REPORTS

Government, agency, and community organization reports from representatives in attendance.

Mayor's Office: Randy Reyes. Not present.

City Council District 2 (Dr. Campbell): Margaret Doyle:

ADU Bonus program, state regulations, 1 Bonus ADU and Adjacent, big on parking, Jen Campbell's office not in favor of completely eliminating ADU. RS17 not included in the planned council of the Amendments.

Christine Smith city stresses about the city housing elements, RM1 and RM2 zones.

City's intends to close 200+ shelter, Mandy Havlik, Eric Law emphasizes the shelter, serves a critical purpose for the city for individuals with mental health. Margaret says not feasible to keep the shelter running.

Midway rising May 8 open for opinion requests for extended period. Midway Planning group did ask for an extension. Randy Reyes is inquiring for an extension. Don Severns comments that Midway rising is being litigated.

Margaret to follow up and confirm the number of parking spots.

Budget released April 16, 2025, May 5, 2025 and May 19, 2025 will be open for public comment from the public.

Don Sevrens comments that Midway rising is being litigated.

4356 Temecula St is going to be tear down of the structure. It is unclear if there has been proper notice to the tenants. A neighbor has reached out the Don Sevrens about the details. Information shared with Margaret, Margaret said she is going to look into it further.

County Supervisor District 3 (Supervisor Terra Lawson-Remer): Rebecca Smith. Not present

State Assembly District 33 (Assemblymember Tasha Boerner): Robson Winter. Not present.

State Senate District 39: (Sen Akeela Weber Pierson): Moala Alo. Not Present

SDPD: Officer James Harris/Tiffany Adamek: Not present.

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo: Not present.

Midway Planning Board: Not present

Navy Liaison: Dina Ryan, Naval Base Point Loma Community Planning Liaison Officer (CPLO):

National parks, Cabrillo, PLNU, Scripps Institution of Oceanography to review the plans to: address emergency issues or natural disaster or wildfires, and discussion on erosion. Each have their own emergency management plan.

Will Hooper asks if there is something specific not being done, Dina Ryan mentions that there is nothing specific but improving the level of communication amongst the groups. If there any metrics on Military housing area that would encourage more people to pick up the phone to call in issues. Putting out to the community to use Get it Done App.

Congressional District Scott Peters: William Rodriquez: Not present.

Airport Authority: Yvonne: not present

APPLICANT-INITIATED ACTION ITEMS

1. PRJ-1124882 971 Amiford Drive – PENINSULA (Process 3) Coastal Development Permit for addition and remodel of an existing 1,878 square feet one-story single dwelling unit, to include 384 square feet addition to the first floor, 1,385 square feet second story addition, located at 971 Amiford Drive. The 0.17-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area. Council District 2. ((Eric Law)

   No update, not discussed during the meeting

INFORMATION ITEMS

1. Discuss upcoming CPC items and provide guidance to our CPC representative, including guidance on the proposed revisions to 600-24.
   - No updated information from CPC
2. Update on 1004 Rosecrans. (Eric Law)
   - No update, not discussed during the meeting. General information there is an active environmental health case, 2014 county closed the site. Water Board opened a case based on contamination. The city has not changed the status and no permits have been issues. Jenning House owner pushing back on the project due to business impacts.

BOARD-INITIATED ACTION ITEMS

1. Appointment of Committee Chairs, Committee Board Members and Committee community members. (Eric Law)

Absent: Kelsey Carter, Fred Kosmo, Jacqueline Greulich

Project Review

Mandy Havlik nominated Cliff Graham, seconded by Angela Vedder
Cliff Graham elected 12-3
Board Members on the Committee: Christine Smith, PJ Lucca, Sam Laub, Andrew Hollingworth, Cliff Graham - Chair

Community Members on the Committee: Joe Holasek, Mark Kierick and Dee Smith

Long Range Planning

Mandy Havlik nominated Javier Saunders and Christine Smith as Co-Chairs, seconded by Andrew Hollingworth. Javier Saunders and Christine Smith elected as Co-Chairs, 12-3

Board Members on the Committee: Co-Chair Javier Saunders, Co-Chair Christine Smith, Jacqueline Greulich, Andrew Hollingworth, Sam Laub, Cliff Graham

Community Members on the Committee: Paul Grimes and Dee Brown

Airport Committee

Angela Vedder nominated Will Hooper seconded by Mandy Havlik
Will Hooper elected 11-3
Board Members on the Committee: Will Hooper - Chair, PJ Lucca, Sam Laub, and Kelsey Carter

Community Members on the Committee: none

Traffic and Transportation Committee

Mandy Havlik nominated Cori Salcido, seconded by Angela Vedder
Cori Salcido elected 12-3
Board Members on the Committee: Cori Salcido - Chair, Mandy Havlik, Angela Vedder and Kelsey Carter

Community Members on the Committee: Dalana Pursel, Robert Tripp Jackson, Paul Grimes

Parks and Recreation Committee

Angela Vedder nominated PJ Lucca seconded by Mandy Havlik
PJ Lucca elected 11-3
Board Members on the Committee: PJ Lucca - Chair, Mandy Havlik, Angela Vedder, Don Sevrens, Cliff Graham

Environmental Committee

Cori Salcido nominated Mandy Havlik and Angela Vedder as co-chairs seconded by Cliff Graham
Mandy Havlik and Angela Vedder co-chairs elected 12-3
Board Members on the Committee: Mandy Havlik and Angela Vedder co- chairs, and Cliff Graham

Community Members on the Committee: none

2. **Discuss and approve letter to the City regarding comments on the City Planning**

Department Draft Midway Rising Subsequent Environmental Impact Report. (Javier Saunders)

Discussion on approval of the letter for the city regarding the comments on the city presented by Javier Saunders. If there is any coordination with the Midway Group. Clifford Whiler community member will be documenting issues on his own for the letter.

Mandy Havlik made the motion to approve the letter, seconded by Angela Vedder approved 12-3. Mandy Havlik made a motion to approve the delegation of the Authorization for the Chairman to approve the letter once Javier Saunder and Cliff Graham from LRPA reformat the letter and will send to Eric Law for final approval.

3. **Discuss and potentially approve comments on the City Planning Department's ADU Bonus Program as outlined in the City Counsel memo of February 28, 2025. (Javier Saunders)**

CPC ADU subcommittee there were 15 or so community groups participating, the majority of the subcommittee recommendations are to align with the state ADU regulations, this includes height, and setbacks. The subcommittee recommended a maximum of 4 ADU units regardless of the residential zone. This includes the RS I-7 zone and within the SDA and TPA. It was recommended to require one parking space per unit within the SDA. Meeting Tuesday Clairemont REC center. Website has the details.

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports and appointment of public members.

Non - Voting Board Member

Andrew Hollingworth nominated Dee Smith to be a non-voting Board Member,

Approved 12-3

Liaisons appointed

CPC- Eric Law
CPC Alternate: Andrew Hollingworth
OB Planning Board- Jacqueline Greulich
ANAC- Will Hooper
Project Review (Eric Law)
Airport (Will Hooper)
Long Range Planning: (Javier Saunders)
Traffic and Transportation (Cori Salcido)
Liberty Station (Javier Saunders)
Parks and Recreation (Mandy Havlik, Angela Vedder)
Environmental (Mandy Havlik)

2. Ad Hoc Committee Reports

Project Review (Eric Law)
Airport (Will Hooper)
Long Range Planning: (Javier Saunders)
Traffic and Transportation (Cori Salcido)
Liberty Station (Javier Saunders)
Parks and Recreation (Mandy Havlik, Angela Vedder)
Environmental (Mandy Havlik)

3. Liaison Reports

Midway CPG ()
Point Loma Association (Robert Tripp Jackson)
OB CPG ()

4. CPC Report

5. PCPB Member Comments

Meeting adjourned by Eric Law at 8:08pm.