Peninsula Community Planning Board
May 15, 2025 Minutes

PCPB meeting

Point Loma Hervey Library
3701 Voltaire Street
San Diego, CA 92106
May 15, 2025
6 PM

GENERAL

The meeting was called to order by Eric Law at 6:08 pm.
Board Present:

1. Mandy Havlik
2. Eric Law, Javier Saunders
3. Cori Salcido
4. Andrew Hollingworth
5. Sam Laub
6. Don Sevrens
7. Will Hooper
8. Cliff Graham
9. Kelsey Carter
10. Fred Kosmo
11. Jacqueline Greulich

Board Absent:

1. PJ Lucca
2. Angela Vedder
3. Christine Smith

Student Liaisons: None
Public Present:

1. Dina Ryan
2. Clifford Weiler
3. Dee Brown
4. Nathan Neher
5. Randy Reyes
6. Margaret Doyle

Approval of the Agenda
Mandy Havlik made a motion to approve the agenda. Sam Laub seconded the motion. The motion passed, 10-5.
Absent:

1. PJ Lucca
2. Angela Vedder
3. Christine Smith
4. Cliff Graham

Abstention:

5. Fred Kosmo

Approval of Minutes
Sam Laub made a motion to approve the minutes. Mandy Havlik seconded the motion. The motion passed, 4-6-5
Absent:
1. PJ Lucca
2. Angela Vedder
3. Christine Smith
4. Cliff Graham

Abstention:
1. Eric Law
2. Jacqueline Greulich
3. Kelsey Carter
4. Will Hooper
5. Fred Kosmo

Board Officer Reports
1. Chair- Eric Law – appreciates being elected encouraged by the discussions with the board and the passion shown with the community board.
2. 1st Vice Chair: Mandy Havlik – High School liaison will be coming in front of the Traffic and Transportation to present their information on e-bikes.
3. Treasurer: Andrew Hollingworth - The bank account balance is $1160.50 payment was made to Paul Grimes for Web services
4. 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.

Mandy Havlik running for City Council District 2 https://mandyhavlik.com/
Don Severns - concerned about the proposed budget cuts to our city's libraries and the closure of community meeting rooms.

Public comment from Clifford Weiler encouraging the people to vote on the trash Fee by June 9th. If you did not receive a trash fee slip can be picked up on 1604 West Lewis St, San Diego, CA 92103, 10:00 am to 12:00 pm on Saturday May 31st.

Ocean Beach MainStreet Association for a community clean-up focusing on the downtown Ocean Beach business district. Meet May 17th at Veterans Plaza Park at 10 am - Noon

14th annual San Diego Brew Festival, on June 14th at NTC park from noon to 4:00 pm.

Juneteenth Day celebration at NTC Park, 12:00 pm to 6:30 pm.

2025 San Diego Ho'olaule'a on Saturday, June 28 & Sunday, June 29 at NTC Park.

GOVERNMENT and COMMUNITY REPORTS

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

SDPD: Officer James Harris:

- Western Crime Report update Vs 3 Year Average, YTD.
- Crimes against persons- up 4.8%
- Crimes against property- down 15.4%
- Crimes against Society- up 21.2%
- Parking Lot updates: Robb Field under 10 VHO Campers observed all April compared to February.

Mayor's Office: Randy Reyes:

Public hearings on the budget took place in April and May, with a revised proposal released on May 14. The City Council will vote on a final budget by June 10.

- The adjustments to the budget to restore and reallocate funding for public safety which includes the western division.
- Changes to the San Diego Fire-Rescue department include the restoration of a community resources officer.
- New proposed budget partially restores funding for the Humane Society's animal services contract with the City.
- A combination of updated fees for services, among these new revenues, are increased parking meter rates and parking citation penalties, and residential trash collection (Measure B).
- If the trash collection fee does not pass ~$70 Million will need to be cut in other areas of the budget.
- Randy Reyes to check on the closure of the restroom facilities in OB and get back to the board.
- The San Diego City Council approved a contract with nonprofit Jewish Family Service of San Diego to continue running the city's Safe Parking Program, including the new H Barracks site.
    - The barracks site, near San Diego International Airport, is intended to have 190 spaces for people using the program.
    - Details are being worked out for intake at H Barracks of the time frame of when individuals will be accepted into the parking lot. Neighborhood policing western division working out the details.
    - Jewish Family Services has case workers from 5:00 pm to 7:00 pm.
    - H Barracks is one block from the Airport Terminal; San Diego airport staff has been given information to ensure to safety for the airport.
- Comments that Proposition 218, if a majority of affected property owners submit valid written protests against it.
- Andrew Holingworth inquired if there is staffing reduction planned. Randy Reyes commented that the Mayor said he would protect jobs for city workers not cut salaries.
- The Rosecrans shelter, a 150-bed facility in San Diego, is facing potential closure due to a funding dispute between the City and County.
    - The County plans to demolish a vacant building next to the shelter in March 2026 as part of an expansion project. The city says the shelter cannot remain open during the demolition.

- There is a proposal of using $800,000 in leftover COVID recovery funds to help cover costs at the facility.
- Mayor's office said not a safe place for the shelter to continue. Looking at options for closing the shelter.

City Council District 2 (Dr. Campbell): Margaret Doyle:
Reminded the board and community members to contact all nine council members for anything in the budget or other items.

- Transportation department approved stop sign for Sunset Blvd and Cordova Blvd within 90 days to be installed.
- Don Sevrens asked about a follow up email from Margaret on the DSD inquiring about 4356 Temecula St. Margaret Doyle said she is going to look into it further and get back to Don
- Fred Kosmo commented on street sweeping, noting that it had not been done in many years but was recently completed satisfactorily.
- Andrew Hollingworth commented on RS-1-7 Zone, what progress has been made. Meeting on June 2:00 pm, council chambers, 12th floor, city administration building, 202 C street, for public comment

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

State Assembly District 33 (Assemblymember Tasha Boerner): Salma Ismail:

- Tracking of bills that have passed the Assembly, AB 1286 — The Public Official Employment Transparency Act.

State Senate District 39: (Sen Akeela Weber Pierson): Moala Alo. 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):

- Catalina Blvd there will be trucks transporting soil,~ 6 months of construction from September to February for remediation efforts.
- NAVAIR March 5, 2024 for the plane crash, which is the latest information nothing new to report.
- Navy Seal exercises that occurred over the weekend (May 9 -11), there is not a Public Affairs officers (currently) PAO would have communicated about the weekend exercises. That is the normal protocol for notification of any issues and that will be the plan going forward.

Congressional District Scott Peters: William Rodriquez: Not present.

Airport Authority: Yvonne: not present

APPLICANT-INITIATED ACTION ITEMS

None

INFORMATION ITEMS

1. COW Training May 29 at 5:00 pm, reminder to all the board members to attend.

2. **NAVWAR OTC Revitalization Presentation: Geary Geissen**

    - The Navy's proposal to revitalize the 70.3-acre OTC to provide new facilities for NAVWAR continues to move forward. The Navy is working closely with selected developer Manchester Financial Group/Edgemoor Infrastructure & Real Estate (Manchester/Edgemoor) to potentially revitalize the site.

3. **Final PCPB SEIR letter for the Midway Rising project (Javier Saunders)**
    - PCPB SEIR letter was sent in by May 8 to the City of San Diego. Thanks to the committee for the extra efforts, letter was also sent to the Midway Planning group to enforce their concerns.

4. **CPC actions and upcoming agenda items. (Andrew Hollingworth)**
    - CPC- Draft ADU amendments, bonus ADU were built in the RS-1-7 zone. CPC proposed it apply to all RS-1-7 zone. Andrew Hollingworth asked for the RS-1-7 to be included it was denied. Will Hooper inquired why they did not include, there was no clear reason.
    - CPC is electing a new board for the next board meeting.
    - Eric Law talked to Andrea about the board meeting discussions.
    - Mandy Havlik commented on four Units on the lot, recording on the Discussion on Council Land Use and Housing Committee is available to the Public.
    - Fred Kosmo asked about 1004 Rosecrans City permits, Eric Law commented the disciplines have come back, open case on the hazardous materials. Water table pollution, water board has an open case. No current solutions on opening up hazardous materials with 40 feet of a school area.

BOARD-INITIATED ACTION ITEMS

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

    - Paul Grimes to be added to the Airport Committee, Will Hooper makes the motion seconded by Mandy Havlik The motion passed, 3-11-1

Absent:
1. PJ Lucca
2. Angela Vedder
3. Christine Smith

Abstention:
4. Eric Law

2. **Point Loma Summer Concert Series letter of endorsement**

    - Mandy Havlik makes motion to approve the letter seconded by Fred Kosmo. The motion passed 3-11-1

Absent:
1. PJ Lucca
2. Angela Vedder
3. Christine Smith

Abstention:
4. Eric Law

3. **Letter to the Mayor/City Council concerning ADU Bonus Program. (Javier Saunders)**

Javier Saunder presented the letters, Christine Smith not present. There were CPC Recommendations:

- Cap the scale of some ADU developments
- Limit ADUs to two stories
- Increase setbacks from property lines
- Requires off-street parking for some ADUs
- Increase setbacks from property lines

The Peninsula Community Planning Board strongly supports the CPC's recommendations on reforming the Bonus ADU program, strong opposes the conversion of JADUs to STRs and increasing the ADU FAR buster to1200 sq ft, and recommends revising the SDA to realistic transit.

Some measures in the proposal that PCPB highly support include:

- Sunsetting the entire Bonus ADU program in all RS-1-, RM-1- and RM-2- zones at the end of the current HCD Housing Element cycle, which is scheduled to end in April 2029, and returning the ADU/JADU program being aligned with state law.
- Not allowing short term vacation rentals on any parcel that has an ADU built on it.
- Setbacks and height limits should be reverted to the state standard.

Some measures in the proposal that PCBP strongly oppose:

- Allowing the rental of JADUs for rental terms of less than 31 days.
- If the construction of the ADU results in the FAR being exceeded on a lot then the ADU size limit should be limited to a maximum size of not more than 800 sq ft.

The letter urges the City Council to 1) revise the SDA to a ½-mile walking distance which is the international standard for transit walksheds and 2) to limit the major transit stops used to define the SDA.

Andrew Hollingwoth makes motion to approve the letter seconded by Mandy Havlik. The motion passed 3-11-1
Absent:

1. PJ Lucca
2. Angela Vedder
3. Christine Smith

Abstention:

4. Eric Law

4. **Authorize PCPB members to support PCPB recommendations at City Council (Javier Saunders)** Mandy makes a motion to approve to for herself to approve and Javier.

Motion to Authorize the below individuals to support PCPB recommendations at the City Council.

1. Mandy Havlik
2. Javier Saunders
3. Christine Smith

Mandy Havlik makes motion to approve the letter seconded by Jacqueline Greulich
The motion passed 3-11-1
Absent:

1. PJ Lucca
2. Angela Vedder
3. Christine Smith

Abstention:

4. Eric Law

PCPB REPORTS & PARLIAMENTARY MATTERS

1. **Ad Hoc Committee Reports**
   San Diego Community Coalition started their Advocacy.

Project Review

Airport (Will Hooper)

- ANAC report brief summary, 120 curfew violations, fine only $2,000 for now.

Long Range Planning: (Javier Saunders)

Traffic and Transportation (Cori Salcido)

- Will reschedule to a future date, reminder to keep Eric Law on the emails for make sure for the posting of the information

Liberty Station (Javier Saunders)
Parks and Recreation (Mandy Havlik, Angela Vedder)
Environmental (Mandy Havlik)

2. Liaison Reports

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

3. CPC Report

4. PCPB Member Comments

Meeting adjourned by Eric Law at 8:08 pm.