**Peninsula Community Planning Board**

**July 17, 2025**

**Minutes**

PCPB meeting
Point Loma Hervey Library
3701 Voltaire St
San Diego, CA 92107

**July 17, 2025**
6:03 PM

**GENERAL**
The meeting was called to order by Eric Law at 6:03 pm.

Board Present:

1. Eric Law
2. Javier Saunders
3. Cori Salcido
4. Sam Laub
5. Don Sevrens
6. Fred Kosmo
7. Jacqueline Greulich
8. Angela Vedder
9. Christine Smith
10. Cliff Graham
11. Andrew Hollingworth
12. Will Hooper

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Kelsey Carter

Present Community Members:

1. Lynne Miller
2. Tim Boehme
3. Dee Brown

Approval of the Agenda
Sam Laub made a motion to approve the agenda. Fred Kosmo seconded the motion. The motion passed, 10-4-1.

Absent:

1. Mandy Havlik
2. PJ Lucca
3. Kelsey Carter
4. Andrew Hollingworth

Abstention:

1. Eric Law

Approval of Minutes

Jacqueline Greulich made a motion to approve the minutes. Fred Kosmo seconded the motion. The motion passed, 10-4-1

Absent:

1. Mandy Havlik
2. PJ Lucca
3. Kelsey Carter
4. Andrew Hollingworth

Abstention:

1. Eric Law

Board Officer Reports

1. Chair- Eric Law - Planning groups assembly member to vote no on 69. Encouraged with the engagement.
2. 1st Vice Chair: Mandy Havlik – absent
3. 2nd Vice Chair: Angela Vedder- nothing to report.
4. Treasurer: Eric Law - The bank account balance is $620 awaiting reimbursement from the city.
5. Secretary: Cori Salcido: nothing to report

**NON-AGENDA 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.

1. Don Sevrens commented on 101 Ash Street Financial scandal, ADUs, Mandy Havlik running for election event on July 26th https://mandyhavlik.com. Todd Gloria and Jennifer Campell will be termed out.
2. Tim Damon - resident streetlights proposed for the 2027 budget.

**GOVERNMENT and COMMUNITY REPORTS**

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

City Planner Grant Rurode: Not present.

SDPD: Officer James Harris not present report given by Eric Law:

- Property crimes down double digits ~15.5%. Rob Field, Dog Beach, and Sunset Cliffs, all of these are single digits, campers, at a maintainable state.
- Pride Festival monitoring

Mayor’s Office: Randy Reyes: Not present.

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

- H Barracks 35 vehicles enrolled, 27 individuals, 23 vehicles did not come to H barracks. Phased approach, anticipated a slower start. Individuals out by 7:00 am.
- Margaret Doyle reported that the San Diego Police Department is increasing enforcement in the area. She will provide an update on specific penalties.
- SeaWorld Settlement: An $8.5 million settlement with SeaWorld will be allocated to the regional park improvement fund.
- A Bonus Accessory Dwelling Unit (ADU) program was approved on the consent agenda. Exemptions are in place for certain areas, including RS-17 zones, which cover most of Point Loma.
- Councilmember Jen Campbell was absent due to a medical procedure for a slipped disc and is expected to return in September. The council will be in recess during August.
- Street resurfacing and striping are expected to be completed within 7-10 days. The Rosecrans area was specifically noted as needing immediate attention for safety reasons.
- The city's Safe Sidewalks Program reaffirms that residents are responsible for maintaining sidewalks adjacent to their property, as per state and city codes. The program aims to make repairs more affordable by waiving permit fees until the deadline in June 2026. A total of 270 letters are being sent to residents in the Peninsula area regarding this program.
- Angela Vedder inquired about liability for sidewalk accidents. Under state law, the adjacent property owner is typically liable if an accident is caused by a failure to maintain the sidewalk.
- A question was raised regarding how individuals on a fixed income can afford to repair their sidewalks. Margaret Doyle is looking into this and will provide a response.
- Margaret Doyle will follow up on enforcement penalties and options for fixed-income residents to address sidewalk repairs.
- Don Sevrens commented on the pricing structure for parking lots and meters within and near Balboa Park. Impact on Bridge Players: Members of the Redwood Bridge Club, which is located in Balboa Park,

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

- The state budget, which took effect on July 1st, includes proposed cuts. This is expected to impact funding for public schools, personnel resources, and wildfire services. Seven assembly members' bills have passed.
- Senior Scam Stoppers event was scheduled for July 25th.
- A back-to-school night was held at Dewey Elementary on August 6th from 5:00 PM to 7:00 PM.
- SB 296 (Veteran Bill): This bill, which aimed to provide benefits to veterans, failed to pass. Salma Ismail will follow up to provide the reason for its failure.
- SB 79 (Transit-Oriented Development): This bill has not yet been voted on. Eric reiterated the board, voted against it because the data does not support it, and the community does not support it. Christine Smith also voiced concerns, noting that current

public transit is not adequate for the community and that the bill focuses on future high-speed rail stops rather than the existing transit system. This bill seeks to increase housing density near transit stops to address California's housing crisis.

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

- Sen Akeela Weber Pierson voted "yes" on SB 79 on July 10, despite local opposition, with the goal of addressing housing shortages for essential workers like nurses.
- Christine Smith commented the targeted transit stops are often in lower-income areas. Lower income area to densify and will displace the lower income individuals, who need the most help.
- Cliff Graham stating that mass transit is not a viable option for everyone. A specific concern was raised by Angela Vedder, who questioned whether the senator who voted yes on the bill uses mass transit herself.
- RENA (Regional Housing Needs Assessment) numbers, arguing that San Diego has enough available lots—specifically, over 300,000—to meet its housing needs without the need for densification mandated by SB 79.
- Community Planning Groups (CPGs): There was a push to get letters sent out from CPGs in opposition to the bill, but it was noted that only a few groups managed to send them. Eric Law will be following up to ensure letters are sent out.
- 13 bills have been cleared
- A community event where 530 backpacks were given out.
- The details of the failed SB 296 veteran bill will be provided at a later date.

Mirabel Orojos The Quieter Home Program

- Voluntary program managed by the San Diego County Regional Airport Authority. It is designed to mitigate aircraft noise for residents living in eligible areas near the San Diego International Airport.

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): Not present.

Congressional District Scott Peters: William Rodriquez: Not present.

Airport Authority: Yvonne: Not present.

**APPLICANT-INITIATED ACTION ITEMS**

No action items

**Information Items**

1. Airport Authority Terminal 1- Sophia Barnhost
   - The airport operates under FAA regulations, with 48 departures and landings per hour.

- Phase 1: 19 new gates will open in 2025. Phase 2: An additional 11 gates will be added, though this will not increase overall flight capacity.
- Terminal Operations and Timeline: August 1st: A new, dedicated bus service to the car rental terminal will begin, utilizing three dedicated lanes. September 22nd and 23rd: The new terminal will see its first flight departures.
- The new terminal will serve Southwest (SWA), Breeze, and Spirit Airlines.
- Two open-house events with self-guided tours are planned for September 14th. The exact time will be shared with the Point Loma Community Planning Board (PCPB).
- A new parking garage will offer 5,200 parking spots, including EV charging stations.
- New concessions will feature local San Diego businesses and art.
- An outdoor dining terrace will be available post-security.
- The current exit onto Harbor Drive will not change.
- There is currently no direct connection to trolleys or buses.
- SANDAG (San Diego Association of Governments) is still in the planning stages for "people movers" to connect the airport to the regional transit system.

2. San Diego City Council adopted significant amendments to its Accessory Dwelling Unit (ADU) bonus program on June 16, 2025.

**Board Initiated Action Items**

1. Receive input and approve CIP Priorities and submit for consideration to the City of San Diego Capital Infrastructure Planning Outlook for FY 2027-2031. (Javier Saunders)

The board identified and approved five key action items, reiterating that these priorities are still valid from the previous year.

1. Liberty Station Aquatic Center: This priority involves planning or funding for a new or improved aquatic facility at Liberty Station.
2. Loma Portal Lights: This item refers to the need for improvements to streetlights or other lighting infrastructure in the Loma Portal area to enhance safety and visibility.
3. Cabrillo Recreational Study: A study will be conducted to examine the recreational relationship and shared spaces between the school and the community.
4. Point Loma Nazarene Sidewalks: This priority involves addressing sidewalk issues near Point Loma Nazarene University.
5. Sunset Cliffs Seawall Improvements: The board will continue to study improvements at Sunset Cliffs. The goal is to pursue studies for solutions, like the Osprey 2026 plan, that addresses erosion without requiring the relocation of Sunset Cliffs Boulevard.

Andrew Hollingworth made a motion to approve. Angela Vedder seconded the motion. The motion passed, 12-3
Absent:

1. Mandy Havlik
2. PJ Lucca
3. Kelsey Carter

2. Discuss/approve comments on SANDAG's Regional Plan (Christine Smith/Andrew Hollingworth)

The board discussed the SANDAG Regional Plan, focusing on its proposed funding mechanisms and impact on the Peninsula community.

- The plan seeks to expedite airport connectivity studies, primarily through new revenue streams. These streams include a potential 1-cent sales tax increase and new parking fees, with a majority of funding going toward dedicated bus lanes.
- A key point of contention was the plan's reliance on increased mass transit ridership. Noted that ridership has not increased, and the plan's approach to "scale down" a plan to get people into mass transit may not work for the community.
- Javier Saunders suggested modifying the plan's language to acknowledge that the Peninsula's existing infrastructure already handles significant traffic, and new transit plans must account for this.
- Christine Smith providing comments to Andrew Hollingworth, who would then submit an official letter to SANDAG.

Andrew Hollingworth made a motion to approve. Angela Vedder seconded the motion. The motion passed, 12-3
Absent:

1. Mandy Havlik
2. PJ Lucca
3. Kelsey Carter

**PCPB REPORTS & PARLIAMENTARY MATTERS**

**Subcommittee Reports- Nothing to report**

1. Project Review (Cliff Graham)
2. Airport (Will Hooper).
3. Long Range Planning: (Javier Saunders/Christine Smith)
4. Traffic and Transportation (Cori Salcido)
5. Parks and Recreation (PJ Lucca)
6. Environmental (Mandy Havlik/Angela Vedder)
7. Ad Hoc Committee Reports
8. Liaison Reports
9. CPC Report
10. PCPB Member Comments

August will be dark, no meeting.

**Meeting adjourned by Eric Law at 7:51 pm.**