Peninsula Community Planning Board

September 18, 2025
Minutes

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

September 18, 2025
6:02 PM

GENERAL
The meeting was called to order by Eric Law at 6:02 pm.

Board Present:

1. Eric Law
2. Javier Saunders
3. Cori Salcido
4. Sam Laub
5. Fred Kosmo
6. Jacqueline Greulich
7. Angela Vedder
8. Christine Smith
9. Andrew Hollingworth
10. Mandy Havlik

Board Absent:

1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Approval of the Agenda

Sam Laub made a motion to approve the agenda seconded by Angela Vedder.

The motion passed, 8-5-2.

Board Absent:

1. Will Hooper
2. PJ Lucca

3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Abstention:

1. Eric Law
2. Mandy Havlik

Approval of Minutes

Angela Vedder made a motion to approve the meeting minutes seconded by Sam Laub

One change to the minutes page 3, State Assembly 77 instead of 33 for the July minutes, meeting minutes updated.

The motion passed, 8-5-2.

Board Absent:

1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Abstention:

1. Eric Law
2. Mandy Havlik

Board Officer Reports

1. Chair- Eric Law - thanked everyone for coming to the special meetings, the board did not take August off.
2. 1st Vice Chair: Mandy Havlik - hosted the E-Bike safety course at Correia open house and had over 65 students how to properly use the E-Bike. Tasha Boerner gave us an award. Thanked to the board for their support for the program.
3. 2nd Vice Chair: Angela Vedder- E-Bike program was well received.
4. Treasurer: Eric Law - The bank account had a $660.50 check deposited. There will be a $500.00 San City Annual Stipend check that will be deposited brining the account balance to $1,100.50.
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.

Nothing to report.

GOVERNMENT and COMMUNITY REPORTS
SDPD: Officer James Harris

Update on crime 5-year average, crimes against property down 17.7%, petty theft all down in the area, crimes against society are up for the month in the western division.

Oversized Vehicle Ordinance 2:00 am to 6:00 am, offer to safe parking lot. There is a $100 citation for parking. Focus on E-Bike education, traffic enforcement is going onto the campus and looking at the bike racks.

E-Bikes crime case for the kids trying to educate them. Let officers know about the Graffiti in the area so issues can be covered right away.

Angela Vedder confirmed that officers are looking at Correia bike racks.

Andrew Hollingworth inquired about oversized vehicles how often is it being occupied, currently in double digits.

Eric Law commended the SDPD for the education to the area.

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

Event: Midway Rising Environmental Report Presentation

Date: September 25, 2025

Location: 7650 Mission Valley Road, at the new DSD building (which is the City of San Diego's Development Services Department headquarters).

The presentation of the Environmental Report for the Midway Rising project is a significant step in the process for the large-scale redevelopment of the San Diego Sports Arena site. Encouraging all to attend.

Building 619, Liberty Station.

Building 619 sustained significant damage from a two-alarm fire on March 12, 2025.

Demolition Progress:

- The demolition contractor has been secured, and the project budget has been approved.
- Phase 1 (Park and Recreation): Work is anticipated to begin within the next couple of weeks.
- Phase 2 (Structural Removal): Full removal of the damaged structure is expected to take an additional few months. Building 191 will also be demolished during this phase.

Funding Source: The Department of Finance successfully obtained insurance proceeds to fully fund the demolition project.

Christine Smith asked about the Midway Rising if there were any changes to the plan.

Plumosa Park Update: The slope at Plumosa Park has been graded, and concerns were raised regarding its stability. The City is addressing the issue, and the park is expected to reopen within approximately one month.

Trash Program: Fred Kosmo inquired about the timing of information related to the pay-for-trash program and the status of the City's budget. Bin deliveries are scheduled for October.

Parking: Community members have expressed dissatisfaction with the new parking costs.

State Assembly District 77 (Assemblymember Tasha Boerner): Salma Ismail:
Legislative Session: Out of seven assembly bills introduced, six have been sent to the Governor's desk. Key measures include AB 867 and AB 1017.

Senate Bill 79: Voted No – the bill would have overridden the City's public safety concerns.

Upcoming Events: Homebuyer Webinar – October 1, Career Technical Pathways Webinar – (date TBD), Community and Coffee Event – to be held at the local community college.

Select Committee Participation: Assemblymember Boerner serves on the Select Committee for the Environment and the Economy, focusing on sustainable economic growth and environmental stewardship.

Mayor's Office: Randy Reyes: Not present submitted a report.

Parks Assessment: Randy Reyes sent a report on park needs and assessments. Community members are encouraged to visit sandiego.gov to complete the citywide parks survey, which will be conducted in 2026.

Encampment Enforcement: Caltrans is partnering with the City to enforce the clearing of encampments in affected areas. To date, approximately 84 tons of trash have been removed.

Community Engagement: The Pacific Beach Town Council will host a Police and Emergency Services (PAISON) event on September 24, in support of local police, lifeguards, and firefighters.

Applicant Initiated Action Items:

1. PRJ-1125166 - 4425 Valeta St. WCF Entitlement Renewal to continue the use of nine 9 antennas and three 3 RRUs. The project is located at 4425 Valeta Street. in the

Peninsula Community Plan area, in the RM-1-1 (Residential – Multiple Unit) Base Zone, Council District 2. Coastal Height Overlay (CHLOZ) Area, Airport Land Compatibility Overlay Zone (ALUCOZ), and the FAA Part 77 Noticing Area. (Cliff Graham) (Robert Ramirez)

Robert Ramirez stated, existing use permit, no updates, no increase to anyone at the facility. No modifications, screening, entitlement. Land use permit with the City of San Diego. Permitted since 2005, prior to expiration.

Andrew Hollingworth made the first motion to approve PRJ-1125166 - 4425 Valeta St Sam Laub seconded it.

The motion passed, 9-5-1

Board Present:

1. Javier Saunders
2. Cori Salcido
3. Sam Laub
4. Fred Kosmo
5. Jacqueline Greulich
6. Angela Vedder
7. Christine Smith
8. Andrew Hollingworth
9. Mandy Havlik

Board Absent:

1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Abstention:

1. Eric Law

---

2. PRJ-1132081 - 827 Rosecrans Street. Coastal Development Permit Process 3 for the remodel of and additions to an existing 4,702-square-foot single dwelling unit. The project includes the addition of a new carport to the lower level, the conversion of 810 square feet of the existing lower level to an Accessory Dwelling Unit (ADU), the addition of 839 square feet and the conversion of the existing garage to habitable area on the main level, and the addition of a new 1,422-square-foot upper level. The 0.22-acre site is located at 827 Rosecrans Street in the RS-1-7 zone. (Cliff Graham, 4-2) (Tyler Van Stright)

Sam Laub asked about the FAR ratio - .547, .55 per zone and lot size. Currently sitting at 5,339, reviewed the plum line unit. 514 information bulletins reviewed.

Sam Laub architects on the committee were ok with the issues for the project.

Javier Saunders asked about the additional ADU and square footage. The homeowners were present addressing questions on the unit. Overall building height coastal determination and plum line measurement being asked by Christine Smith. It measured by existing grade.

The city has changed the code to 800 square feet; it has to be within the code. The planning department would review the city policy. If it is a new square footage, but it is not an existing one.

Mandy Havlik makes a first motion to approve, Sam Laub makes the second motion to approve. The motion passed 6-5-2-2.

In Favor:
1. Cori Salcido
2. Sam Laub
3. Fred Kosmo
4. Jacqueline Greulich
5. Angela Vedder
6. Mandy Havlik

Board Absent:
1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Not in favor:
1. Christine Smith
2. Andrew Hollingworth

Abstention:
1. Javier Saunders
2. Eric Law

---

3. PRJ-1115514 - 660 Tarento Drive. Coastal Development for the construction of a one-story, 1,131-square-foot accessory dwelling unit on a site with an existing onestory, single dwelling unit at 658 and 660 Tarento Drive. The 0.23-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone within the Peninsula Community Plan Area. (Cliff Graham, 4-2) (Gerardo Sergio De La Riva)

Mandy Havlik makes the first motion, seconded by Sam Laub. Motion passed 9-5-1.

Board Present:
1. Javier Saunders
2. Cori Salcido
3. Sam Laub
4. Fred Kosmo

5. Jacqueline Greulich
6. Angela Vedder
7. Christine Smith
8. Andrew Hollingworth
9. Mandy Havlik

Board Absent:

1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Abstention:

1. Eric Law

Information Items

1004 Rosecrans

Eric Law- update on 1004 Rosecrans have not changed their plans. Moving along in the process. Plum line question from Christine Smith. Discussed the sampling from the water board.

3041 Ingelow is planning to use state density bonus incentives to exceed the 30-foot Coastal Height. The planned height is about 60 feet.

Midway Rising project: The Community Planning Group (CPG) has endorsed the Environmental Impact Report (EIR) and granted its approval for the Midway Rising project.

A new EIR has been prepared to address updated project elements and community concerns.

Measure C has been renamed Measure E. The City was required to place it back on the ballot due to legal proceedings.

A legal challenge to the measure remains pending, with a court ruling expected soon.

The Long-Range Planning Group continues to review and address traffic and safety issues associated with the project.

Board- Initiated Action Items

1. High school liaison opportunities for Environmental Committee, meeting will be held October 15, 2025, at 6:30 pm if you know if any students that would be interested in participating. Mandy Havlik to send the details to Eric Law for posting.
2. The Sunset Cliffs Resiliency Project received a recommendation to move forward. The PCPB Board submitted formal comments on the proposal.

Javier Saunders expressed appreciation to Councilmember Jen Campbell for her engagement and questions regarding the project.

The lane reduction proposal (from two lanes to one) was ranked as the least favorable option by the board and community members.

Saunders emphasized the importance of collaboration, calling this an opportunity for the community and City to work together toward a "win-win" solution, particularly addressing drainage improvements in the area.

It was noted that Planning Department representatives did not attend the committee meeting and are encouraged to participate in future discussions.

Eric Law requested a meeting with Councilmember Jen Campbell to provide a project briefing and share additional information.

3. Christine Smith Senate Bill 79 (SB 79): provided an update on the bill's status and potential impacts. The legislation has involved extensive provisions and lobbying from multiple interest groups, leading to ongoing negotiations and proposed amendments.

   The bill includes a requirement for RTE funding by 2029.

   Key items to monitor include future revisions to the bill and upcoming changes to the Regional Transportation Improvement Program (RTIP) and Regional Transportation Plan (RTP). The RTIP is updated every four years.

   SANDAG expressed opposition to the current transit plan.

   MTS announced that it will not pursue a one-cent sales tax measure next year. Andrew Hollingworth asked about Ocean Beach if affected.

4. Discuss/approve the acquisition of virtual hybrid meeting technology. Eric Law purchased the Owl for the PCPB board.
   Motion to approve the purchase of a Zoom Pro account for one year. Mandy Havlik made the motion to approve it, seconded by Javier Saunders. Approved 9-5-1

Board Present:

1. Javier Saunders
2. Cori Salcido
3. Sam Laub
4. Fred Kosmo
5. Jacqueline Greulich
6. Angela Vedder
7. Christine Smith
8. Andrew Hollingworth

9. Mandy Havlik

Board Absent:

1. Will Hooper
2. PJ Lucca
3. Kelsey Carter
4. Cliff Graham
5. Don Sevrens

Abstention:

1. Eric Law

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

Meeting adjourned by Eric Law at 8:02pm