Peninsula Community Planning Board

October 22, 2025
Minutes

PCPB meeting
Zoom Meeting

October 22, 2025
6:32 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. Jacqueline Greulich
6. Angela Vedder
7. Christine Smith
8. Mandy Havlik
9. PJ Lucca
10. Don Sevrens
11. Kelsey Carter

Board Absent:

1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

Approval of the Agenda

Angela Vedder made a motion to approve the agenda seconded by Mandy Havlik

The motion passed, 10-4-1.

Board Absent:

1. Will Hooper
2. Fred Kosmo
3. Cliff Graham

4. Andrew Hollingworth

Abstention:

1. Eric Law

Approval of Minutes

Mandy Havlik made a motion to approve the meeting minutes seconded by Sam Laub

The motion passed 8-4-3.

Board Absent:

1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

Abstention:

1. Eric Law
2. PJ Lucca
3. Jacqueline Greulich

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.

Board- Initiated Action Items

1. **Discuss and Approve Letter to Council Land Use & Housing Committee Addressing Midway Rising Community SEIR Concerns and Authorize PCB members to address the Committee and Council. (Eric Law).**
   Letter drafted by Long-Range Planning Committee
   Focus areas:
   1. Traffic impacts and mitigation
   2. Enhanced Infrastructure Financing District (EIFD)
   3. Affordable housing phasing and income targets

   General agreement the letter content is strong, with minor formatting edits noted.
   1. Traffic Impacts: The project increases arena capacity from 10,500 → up to 20,000 attendees (with outdoor venue). Proposed mitigations (single shuttle, occasional bus passes for employees) are inadequate. Board recommends stronger traffic reduction measures and increased developer responsibility.

   2. EIFD would retain incremental tax revenues within the Midway District.
   Board supports keeping those funds dedicated to local infrastructure improvements.
   Emphasis on community advocacy to ensure EIFD benefits remain local.

   3. Affordable Housing: Approximately 50% of project units are affordable housing.

Developer seeks a variance allowing only 10% affordable units per phase.
Christine Smith raised concerns:

- Developer's financial justification uses inconsistent AMI (65% vs. 80%) data.
- Building market-rate units first defeats the project's affordable housing purpose.
- Affordable units should be constructed concurrently with market-rate housing.

4. Legal Context – Save Our Access Court Case - Mandy Havlik
Save Our Access won a unanimous appellate court ruling against the City for failing to complete a CEQA Environmental Impact Report tied to the 30-foot height limit (Measure E).The ruling is now case law and reaffirms CEQA compliance requirements.
City plans to appeal to the California Supreme Court, but acceptance is not guaranteed.

- Proceed with submitting the letter despite pending appeal.
- Reference CEQA compliance in the letter (without directly citing the lawsuit).

Request that the City complete CEQA review of the four impact areas identified by the court:

1. Geological
2. Liquefaction
3. Traffic
4. (Additional areas to be confirmed once court ruling is reviewed)

Javier Saunders will revise the letter to include the new paragraph before submission to the Land Use & Housing Committee (expected meeting: Nov 19).

Christine Smith made a motion to approve seconded by Sam Laub. The motion passed 10-4-1.

Board Absent:

1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

Abstention:

1. Eric Law

2. Approve Letter to Councilmember Jennifer Campbell Prioritizing the Peninsula Communities 2026-27 FY CIP Priorities.
Javier Saunders expressed appreciation to Councilmember Jen Campbell for her engagement and questions regarding the project.

Five Priority Projects Identified

1. NTC Aquatic Center – Facility and operations support.
2. Streetlight Repairs – Particularly along Loma Portal.
3. Sunset Cliffs Seawall Improvements – Address erosion and structural safety.
4. Cabrillo Recreation Center Upgrades – Modernization and accessibility improvements.
5. Sidewalk Improvements on Loma Land Drive – Pedestrian safety enhancements.

Javier Saunders made a motion to approve seconded by Angela Vedder. The motion passed 10-4-1.

Board Absent:

1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

Abstention:

1. Eric Law

3. **Discuss and Approve Recommendations to City Planning Department for the 2026 Land Development Code. (Eric Law) The bill includes a requirement for RTE funding by 2029.**

   The City has posted summary-level information on proposed 2025 Land Development Code (LDC) updates. The detailed draft language has not yet been released. No major issues identified so far, but board will review once full code is published. The portal for 2026 update suggestions is currently open, allowing community groups to submit proposed amendments.

   2026 LDC Update Short-Term Rental (STR) Reforms

1. Limit dwelling units per parcel eligible for STR use.
2. Distribute STR permits by community planning area (not citywide) to ensure fair allocation and prevent clustering (e.g., some areas now at 10%).
3. Require STR licensees to be listed on the property deed to close the loophole, prevents owners from using proxies to manage dozens of rentals.
   Sustainable Development Area (SDA) Adjustments
4. Revise planning horizon from 20 years to 5 years, aligning with actually funded regional transportation plans (addresses issue raised with SB79).
5. Reduce walkable radius from 1 mile to 0.5 miles, consistent with international walk-shed standards.
   Zoning and Setback Correction
6. Modify rear and interior yard setbacks to require 4 feet from property line (permitted under state law) to reduce overbuilding against lot lines.

   Agreement that proposals close key loopholes and strengthen local planning control. Recognition that some changes may face opposition but are important for housing balance and community livability.

   Christine Smith requested one board member to submit the proposals through the city's portal on behalf of PCPB to broaden support and visibility. Board expressed full support for the six proposed LDC amendments. Christine Smith to finalize written proposals. Continue monitoring for release of detailed 2025 code draft.

Angela Vedder made a motion to approve seconded by Javier Saunders. The motion passed 10-4-1.

Board Absent:
1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

Abstention:
1. Eric Law

4. Approve repayment for Zoom Pro account (/Eric Law)

Mandy Havlik made a motion to approve seconded by Sam Laub. The motion passed 10-4-1.

Board Absent:
1. Will Hooper
2. Fred Kosmo
3. Cliff Graham
4. Andrew Hollingworth

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 – Eric Law

The Community Planners Committee (CPC) is preparing a Land Development Code (LDC) input process**,** and PCPB's narratives will be shared to support that effort.

Current City processes are expected to be delayed until late in the year. Javier Saunders will incorporate Midway Rising and Peninsula Regional Working Group inputs into CPC discussions. The goal is to align long-range planning efforts among community groups particularly for projects affecting Midway, Old Town, and the broader Peninsula area**.** Further updates will be provided as coordination progresses.

10. PCPB Member Comments

Meeting adjourned by Eric Law at 7:23 pm