

Minutes of the May 01, 2025
Long Range Planning Committee (LRPC)
Peninsula Community Planning Board (PCPB)
On-line Virtual Meeting

18:05 Call to order

Board Members Present: Chair Javier Saunders, Christine Smith, Andrew Hollingworth. Jacquelin Greulich, Cliff Graham. Appointed Community Members Present: Paul Grimes. Committee members included Oscar.

B. Review and Approval of Minutes

The April 9 and February 12 meeting minutes were approved by the committee.

C. Non-agenda public comments;

Sam L. commented that the same developer who is proposing the 52 units on 1004 Rosecrans street, purchased the parcels on the corner of Scott and Cannon St. which includes the Pummario Restaurant. Due to a rent increase the Pummario Restaurant a long time local stable will close it's doors at the end of the month. The committee felt it would be prudent to follow the potential redevelopment of the parcels.

D.a. Discuss, gather input, and approve letter to modify the ADU Bonus Program

Christine S. presented the draft letter to provide modifications to the ADU Bonus Program. The letter recommends and supports the CPC recommendations, "4 means 4" or 4 units maximum on all single-family parcels. The recommendations include 4 feet setbacks, and height limits consistent with State Law along with required parking outside the TPA. Christine also noted the letter recommends a sunset of the ADU Bonus program in line with the end of the Housing Element cycle in April 2029 and stated the letter recommends closing the loophole of owners moving into the ADU and renting out the primary home.

Andrew H. requested that the letter clearly state it includes the RS 1-7 zone. Oscar from the community supported the ADU State Guidelines.

A motion to approve the letter with the sentence added in the first paragraph stating the inclusion of the RS 1-5, RS 1-6 and RS 1-7 zones be added was made by Sam L and seconded by Andrew H. The motion passed unanimously.

D.b. Provide final input/comments to the draft letter to the City Planning Department for the [Draft Midway Rising Subsequent Environmental Impact Report](#) as adopted by the Board on April 17, 2025 for approval and signature by Board Chair.

Cliff G. provided the committee with additional comments to consider for the inclusion to the comments and Letter presented at the May Board Meeting. Cliff G. had a 7 PM conflict and

excused himself from the meeting. Javier walked the committee thru the comments provided by Cliff and entertained input and suggestions to include in the letter. The committee included the following topics, Water Quality and Stormwater, Affordable Housing , Gentrification of Community Character, Strain on Public Service and Infrastructure , CEQA Compliance and EIR Process Deficiencies, along with several others. A motion was made by Jacquelin G. to incorporate the recommended committee comments presented by Cliff G. into the letter and delegate the Co- Chair Javier S. to finalize the letter. The motion was unanimously approved.

The Co-chair and committee thanked Cliff for the comments provided.

E. Discuss potential upcoming Agenda items. The committee suggested that the following items be considered in the future, 2025 Land Use Code Changes, and H Barracks.

Meeting Adjourned