



Peninsula Community Planning Board

**January 15, 2026
Minutes**

PCPB meeting
Zoom Meeting

January 15, 2026
6:10 PM

GENERAL

The meeting was called to order by Mandy Havlik at 6:10 pm.

Board Present:

1. Cori Salcido
2. Sam Laub
3. Jacqueline Greulich
4. Angela Vedder
5. Fred Kosmo
6. Andrew Hollingworth
7. Don Sevens
8. PJ Lucca
9. Mandy Havlik

Board Absent:

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham
5. Javier Saunders

Approval of the Agenda

Angela Vedder made a motion to approve the agenda seconded by Fred Kosmo

The motion passed, 9-0-0

Board Absent:

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham

5. Javier Saunders

Approval of Minutes

Angela Vedder made a motion to approve the meeting minutes seconded by Fred Kosmo

The motion passed, 8-0-1

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham
5. Javier Saunders

Abstention:

1. PJ Lucca

Board Office Reports

Board Officer Reports

1. Chair- Eric Law - absent
2. 1st Vice Chair: Mandy Havlik - nothing to report
3. 2nd Vice Chair: Angela Vedder- nothing to report.
4. Treasurer: Andrew Hollingworth Treasury report \$1,160.50 in the bank, no transactions to report.
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.

Ron Duran commented on DS3063. SB 9 Single Family Home, affidavit information that the property was not used.

Ronald Doiron commented on DS3063. SB 9 Single Family Home. In the costal overlay zone. 5 to 9, dwelling units per acre. Impact on parking is immediately noticed. Asked the board for a recommendation to the city of tenant residency. Mandy Havlik asked if he heard from the Project Manager.

Cliff Anderson commented on,1855 Guizot construction on the block. He was not for a developer coming and destroying the neighborhood.

Bob Frankel discussed why it is important if you live/rent in the area.

Jon Dominey commented on Locus project, parking spaces, and coastal height limit. Delaying issuing the permit and floor air ratio.

Cyrus Torchinsky commented on 1855 Guizot project. This has pushed density to the limit, minimal parking. SB 9 was intended to create homes in area.

Additional community member (name not given) commented on 1855 Guizot project; it is an investment for the property owner as the developer. The neighborhood has taught them quality of life, and it is for single family zoning.

Fred Kosmo commented, we really need a change in the community for District 2, he is supporting Mandy Havlik for City Council district 2.

Andrew Hollingworth commented the best way to change is for direct political action.

Board Special Election

- 1. Review Applications and provide an opportunity for the applicants to speak.**
- 2. Board vote for an applicant in accordance with PCPB Operating Procedures (by laws). One vote for one candidate per present board member eligible to vote.**
- 3. Seat the newly elected board member.**

Mandy Havlik commented that there were four candidates running, the term was one year. Encouraged the candidates that if they were not the winner of the election there is another opportunity to run in March with approximately six PCPB seats open. Mandy Havlik asked each of candidates to stand to introduce themselves and describe their interest in PCPB.

1. Dee Brown (candidate) - commented that she lived in Serra Mesa area and her current community involvement, that she participates regularly in PCPB meetings. She mentioned she is on the Project review committee as a public member. She wished to get more involved in the board. She commented that she will speak and be the voice for the community.

Fred Kosmo commented if Dee Brown was in the same household as Andrew Hollingworth, and if she would be impartial in decisions on PCPB. Dee Brown commented, yes, she makes her own decisions and that Andrew Hollingworth and her share different political parties.

2. Tim Boehme (candidate) - retired navy captain, raised two daughters in the area. Engineer by trade, service orientated. He is interested in Capital Improvement Projects (CIP) such as the streetlights that have been out in the area, as he has commented in previous meetings.
3. Chase Davis (candidate) - mentioned he is 35 years old, has a master's degree in Bio-Medical Engineering. He will consider involvement in the Planning Committee. Could move people towards community by maximizing interaction with our community.
4. Jon Dominy (candidate) - commented he understands building codes, has an understanding from other cities.

After the introductions, each of the board members was given a small blank slip to write down the candidate for whom they were voting. All the candidates' names were re-announced to PCPB.

Angela Vedder collected and tallied the vote during the meeting. The results were given to Mandy Havlik and announced Jon Dominy, winner of the election, during the meeting.

Jon Dominy received 4 votes, Dee Brown received 3 votes, Tim Boehme received 1 vote, and Chaise Davis received 0 votes.

Jon Dominy was seated with the rest of the PCPB members for the remainder of the meeting.

GOVERNMENT and COMMUNITY REPORTS

SDPD: Officer James Harris:

Officer Harris introduced Nate Chambers that he manages the police services for Point Loma and Ocean Beach. A few statistics show that overall crime is down 25%, burglaries and car theft are down.

1. Oversized Vehicle Ordinance (OVO) & Citations

- Rule: The ordinance prohibits oversized vehicles (RVs, trailers, etc.) from parking on public streets or city lots between 2:00 am and 6:00 am.
- Enforcement Crackdown: There has been a significant increase in citations lately, particularly in beach areas like Ocean Beach and Mission Bay. Police are addressing these areas at least once a week to maintain parking availability for residents and visitors.
- Alternative Options: In compliance with legal settlements, the city is directing individuals living in vehicles to the "H" Barracks safe parking lot in Point Loma, which provides a legal place to stay and access to services.

2. Robb Field: Soccer & Softball Season

- Increased Activity: With spring sports season starting, parking is at a premium.
- Parking Compliance: Visitors are strictly advised to use designated parking sites. There is a zero-tolerance policy for parking on the grass, as it damages the park infrastructure and irrigation systems.
- Congestion: The uptick in OVO enforcement is partly intended to clear space in the Robb Field lots for families and athletes attending games.

3. "United in Trust" Community Event

- The Initiative: "United in Trust: A Police and Community Learning Academy" is a program designed to build bridges between the SDPD and San Diego residents.
- Location: Recent sessions (SMEs/Subject Matter Experts) have been held at The Rock Church (specifically the Point Loma campus on Rosecrans St.).
- Goal: These meetings allow community members to engage directly with officers and experts to discuss public safety, transparency, and collaborative solutions for the neighborhood.

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

1. Traffic & Infrastructure

- Stop Sign Installation: New stop signs are scheduled for the intersection of Quimby and Locust.
- Traffic Service Request: A specific Traffic Service Request form is required for these installations.
 - Action Item: Margaret will distribute this form to the board/residents via email.
 - Submission Methods: Residents can use the "Get It Done" app or submit requests via email.

2. Waste Management & "Get It Done" Features

- New Trash Bins: Discussion regarding the transition to new city trash bins (gray for refuse, light blue for recycling).
- Special Feature: The "Get It Done" app includes a specific feature for waste services.
 - Extra Bins: Residents can use the app or the City's Waste Collection Portal to request additional bins or size adjustments.

- Timeline: Note that there is typically a 30-day window after delivery to request a "swap" or additional containers through the portal.

3. Parks & Recreation

- Programming: The Board emphasized ensuring that Park and Rec programming is tailored to meet the specific needs of current residents.
- Budget Note: Recent city budget discussions (FY2026) have focused on preserving recreation center hours and community program funding.

4. Community Forum / Public Comment

- Member Inquiry: Bob Frankel raised concerns regarding Accessory Dwelling Units (ADUs) in the area.
- Council Action: Frankel inquired about Councilmember Jen Campbell's stance and her efforts to collaborate with Sacramento politicians on state-level housing mandates.

Andrew Hollingworth asked SB 79, United Communities are concerned.

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

Moala Alo, Sen Akeela Weber Pierson has been assigned to budget and physical review committee, chair of the health committee on the judiciary committee. The office passed seven bills and coauthored 8. SB79 Sen Akeela Weber Pierson supported the bill.

Congressional District- (Scott Peters): Anaya Rodriguez

Anaya Rodriguez - Representative Peters is working to fund the government. Replaced Will Rodriguez.

Applicant- Initiated Action Items

PRJ- 1120798 Famosa Slough Alley Slope Restoration

Brady Krane, restoration project came to the November planning meeting to present information. Site Development Permit, Process CIP/Public Project 2. Coastal Development Permit, Process Three.

1. Site Development Permit for minor slope repair and stormwater infrastructure improvements to convey existing, uncontrolled runoff to a series of existing stormwater treatment ponds located near the east end of an existing alley between Mentone Street and Montalvo Street, adjacent to the southwest end of Famosa Slough.
 - Improvements include a new 8 X 9- foot inlet, a new 280-foot storm drain, 2 new cleanouts, minor slope restoration, and a new retaining wall.

Jim Peugh community members support the project and continuous long-term improvement. The berm that has been washed out several times due to erosion. Encourages this to be completed and should have urgency to be completed. Leone Scales also mentioned that other organizations have encouraged him to see this work completed.

The Project went to project committee review was approved 4-0

Jacqueline Greulich made a motion to approve the project, seconded by Don Severns. The Motion was approved 8-0-1

Board Absent:

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham

5. Javier Saunders

Abstention:

1. Mandy Havlik

PRJ- 1138103 1018 Novara Street

Coastal Development Permit for the demolition of a one-story, 2,032- square-foot single dwelling unit and the construction of a new two-story, 4,535- square-foot single dwelling unit with attached 500-Square-foot garage and an attached 670-squarefoot accessory dwelling unit below a foot covered outdoor living area

The Project went to project committee review was approved 4-0.
Jon Dominey made a motion to approve the project seconded by Sam Laub.

The Motion was approved 5-3-1

Board Absent:

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham
5. Javier Saunders

Abstention:

1. Mandy Havlik

Information Items

None

Board- Initiated Action Items

Committees

1. **Appointment of Committee Chairs, Committee Board Members and Committee community members. (Mandy Havlik)**

Table to the next meeting.

2. **Discuss high school liaison openings for the PCPB Environmental Committee and Traffic Committee. (Mandy Havlik/Angela Vedder)**

Table High School liaison discussion to next meeting, Mandy Havlik noted application was received.

3. **Appoint an Election Committee for March Board Elections. (Mandy Havlik)**

Stand up the Election Committee for the open board position(s) for Mandy Havlik, Angela Vedder, Eric Law, Cori Salcido, and Fred Kosmo

Jacqueline Greulich, Don Sevrens, and PJ Lucca are the election committee.

Angela Vedder makes a motion to approve the committee and Sam Laub seconds the motion.

The motion passed, 9-0-0.

Board Absent:

1. Eric Law
2. Christine Smith
3. Kelsey Carter
4. Cliff Graham
5. Javier Saunders

PCPB REPORTS & PARLIAMENTARY MATTERS

Subcommittee Reports- Nothing to report.

1. Project Review (Cliff Graham)
2. Airport
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
10. PCPB Member Comments
11. Fees and Taxes Committee Ad Hoc – Andrew Hollingworth

Meeting adjourned by Mandy Havlik at 7:30 pm