



Peninsula Community Planning Board

**February 19, 2026
Minutes**

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

Zoom Meeting

February 19, 2026
6:03 PM

GENERAL

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

Board Present:

1. Cori Salcido
2. Sam Laub
3. Jacqueline Greulich
4. Angela Vedder
5. Fred Kosmo
6. Andrew Hollingworth
7. Don Sevrens
8. PJ Lucca
9. Mandy Havlik
10. Cliff Graham
11. Javier Saunders
12. Kelsey Carter
13. Eric Law

Board Absent:

1. Christine Smith

Approval of the Agenda

Sam Laub made a motion to approve the agenda seconded by Mandy Havlik.

The motion passed, 12-0-1

Board Absent:

1. Christine Smith
- Abstention:
1. Eric Law

Approval of Minutes

Cliff Graham made a motion to approve the meeting minutes seconded by Andrew Hollingworth.

The motion passed, 10-0-3

Board Absent:

1. Christine Smith

Abstention:

1. Javier Saunders
2. Kelsey Carter
3. Eric Law

Board Office Reports

Board Officer Reports

1. Chair- Eric Law- Apologizes for missing the previous month's meeting due to business travel and thanks everyone for their efforts. Updates to the Land Development Code (LDC) 2026 are provided, mentioning three items were not approved and the city is pushing back on them. The next CPC meeting is scheduled to consider the remaining items, and other updates include SB 707.
2. 1st Vice Chair: Mandy Havlik - welcomed Eric Law back to the PCPB meeting.
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. No interest was earned, and no 1099-INT was received, so no tax return is needed.
5. Secretary: Cori Salcido - nothing to report

Non- Agenda Public Comment

Two (2) minutes per issue. Identification of issues that are within the district of 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.

Mandy Havlik invited the community to her event on Saturday at Plumosa Park on February 21, 2026, 11:00am to 2:00 pm.

The Board received an update on the Midway Rising redevelopment. A primary point of discussion was the 30-foot coastal height limit and how the project's design intersects with current coastal zone regulations.

Significant concerns were raised regarding the projected increase in traffic volume resulting from the Midway redevelopment and its ripple effect on the Peninsula's primary thoroughfares Midway Pacific Community Group, Midway rising project an update, 30 feet costal height limit. Traffic concerns and the 30-foot coastal height limit. The Vice Chair of the Midway Pacific Highway Community Group expressed an interest in working collaboratively with the PCPB.

Eric Law reported that Moala Alo will be setting up a follow-up meeting to discuss the details of the project.

John Dominey provided an update on the Ingelow property, specifically regarding the ongoing plans issuance process.

Serious concerns were raised regarding a lack of transparency and responsiveness from the City. Members noted that the City has not been returning calls or providing necessary details regarding the project's progression

GOVERNMENT and COMMUNITY REPORTS

SDPD: Officer James Harris:

Office Harris provided updates on crime enforcement, including mobile enforcement in Western Division and the need for complaint locations. 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, and trailers) from parking on public streets or city lots, between 2:00 am and 6:00 am. Asked for areas to review for enforcement.
- Park closure, reviewing hours for locks and gates for coastal parks that are overseen. Each park is being reviewed individually. Public hearing is scheduled for Spring (March and April). Do not want to limit access to beach or access to parking lots.
- The San Diego Police Department's Learning Academy is mentioned, with topics including non-bias policing, traffic enforcement, and officer accountability.
- Speed studies are needed in the area, Cori Salcido to email Officer Harris additional details.

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

1. Traffic & Infrastructure

- Famosa Slough & West Point Loma Blvd: A request was reviewed for a marked crosswalk. Current assessments indicate the intersection does not meet the specific criteria for a marked pedestrian crossing. However, a formal road study is currently underway to evaluate further options.
- West Point Loma & Rialto: This intersection has officially qualified for a marked pedestrian crosswalk. Installation timelines will be tracked in future sessions.

2. Public Infrastructure & Streetlights

- Tim Boheme addressed the critical need for functional streetlights. It was noted that some lights have been out for over six years, posing a significant safety risk. The PCPB board emphasized that basic lighting should be a city priority.
- Upcoming Projects: A new streetlight installation is scheduled for July 2026.
- The Solar Panel Streetlight initiative originally focused on the Loma Portal area is now being expanded.
- Eric Law reported that planning is currently underway for the 2027 CIP cycle.

3. Community Outreach & Environment

- A Parks and Recreation session is scheduled for Wednesday, March 4, via Zoom.
- Coastal Resiliency Program: The board discussed a shift toward increased community outreach and the presentation of conceptual studies to address long-term environmental impacts.

Mayor's Office: Randy Reyes

1. Comprehensive Speed Management Plan

- A new Comprehensive Speed Management Plan is set for implementation, which will trigger the allocation of specific funds for traffic calming.
- The City's Traffic and Transportation Department has developed a preliminary list of priority areas within the Peninsula currently under consideration for these enhancements.

2. Wildfire Safety: Zone Zero

- The Fire Marshal's team is launching an initiative for "Zone Zero" wildfire safety. The initial phase focuses on community education, followed by formal enforcement.
- A dedicated website is available via the Fire Marshal for residents impacted by these zones.
- Fire-Rescue is currently on track to meet its annual budget. Eric Law raised inquiries regarding the complexity and shifting size of these zones, as well as the timeline for future public engagement. Additional details will be distributed via social media and physical mailers following the initial educational push.

3. Street and Sidewalk Maintenance

- Sam Laub and Jacqueline Greulich inquired about pothole repair progress. While the backlog was being reduced, recent storms have created new challenges.
 - Repairs are prioritized based on formal reports.
 - It was noted that Clairemont is now slated for full road reconstruction rather than localized pothole patching.
- Andrew Hollingworth and Eric Law discussed sidewalk liability and the Safe Sidewalks initiative.
 - Per long-standing state law, homeowners are responsible for the upkeep of sidewalks fronting their property unless the damage was directly caused by the City.
 - Margaret Doyle highlighted that the Safe Sidewalks program offers fee waivers for permits, provided the work is performed by a licensed contractor from the approved vendor list.

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

Congressional District- (Scott Peters): Anaya Rodriquez

Applicant- Initiated Action Items

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.
Mandy Havlik made a motion to approve the project seconded by Sam Laub.

The Motion was approved 11-0-2

Board Absent:

1. Christine Smith

Abstention:

1. Don Severens
2. Eric Law

PRJ- 1124882 971 Amiford

Coastal Development Permit, Process 3. Permit for an addition and remodel of an existing 1,878 square-foot one-story single dwelling unit; to include a 384 square foot addition to the first floor, and 1,385 square-foot second story addition. The 0.17-acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone First Public Roadway within the Peninsula Community Plan Area and Council District 2.

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

Sam Laub made a motion to approve the project, seconded by Mandy Havlik. The Motion was approved 12-0-1

Board Absent:

1. Christine Smith

Abstention:

1. Eric Law

Information Items

1. General Board Elections & Outreach (Jacqueline Greulich)

The PCPB has announced the March General Elections. Applications are currently being accepted for open-board seats. To ensure broad community awareness, the announcement is being distributed through the following channels:

- Full details and application forms are posted online.
- Updates will be shared via Nextdoor and the OB Rag to reach residents across the Peninsula.

2. Fiscal & Budget Update (Andrew Hollingworth)

A detailed report on the FY2026 and FY2027 budget outlook highlighted several fiscal challenges for the City of San Diego:

- The city faces a \$16.8M budget deficit for the current cycle, with projections showing continued deficits over the next five years as expenditures outpace revenue.
- Increases are attributed to rising labor costs, unanticipated pension obligations, and significant unfunded deferred maintenance.
- The Board is monitoring the Mayor's proposed 2027 budget to determine how service levels in the Peninsula will be affected.
- Councilmember Raul Campillo has proposed fiscal improvements to prevent recurring issues, such as those seen with recent trash fee structures. Currently, the Mayor must approve all new positions to manage the budget gap.

3. Legislative & Brown Act Updates (Eric Law)

The Board discussed potential impacts of SB707, which proposes modifications to the Brown Act:

- The bill may create a new special action process for recognized groups. There are ongoing discussions regarding seeding time procedures.
- Eric Law noted that the City of Los Angeles uses a system where groups of 5–10 people require 48 hours to prepare items for Council.

- Javier Saunders encouraged the PCPB to take a formal stance against these changes. The Long-Range Planning Committee (LRPC) has been tasked with reviewing the issue for future discussion.

4. Project Update: (Eric Law)

Eric Law provided an update on the efforts to secure the property at 1004 Rosecrans:

- The property is currently in escrow while fundraising continues.
- Approximately \$5 million is needed for the additional escrow.
- There are angel developers with an option to pick up the escrow. The current goal includes finding partners to cover a \$2.5 million minority stake to stabilize the purchase.

Board- Initiated Action Items

Committees

1. Appointment of Committee Chairs, Committee Board Members and Committee community members. (Eric Law)

The board moved to recognize Kelsey Carter as chair of the airport committee following Will’s departure, with a motion and unanimous approval. Formally welcomed her as chair.

Sam Laub made a motion to approve the appointment seconded by Cori Salcido. The Motion was approved 12-0-1

Board Absent:

1. Christine Smith

Abstention:

1. Eric Law

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

Maira Boheme is the candidate for the liaison program. The board reviewed Maira’s application for the high school liaison role, noted she could not attend due to a national cheer competition, and unanimously approved her appointment. Maira committed to attending required meetings, developing a summer project on a community issue, and presenting it to the subcommittee and Board in September.

Maira will attend required liaison meetings, develop a summer community proposal, and present to the subcommittee and the Board in September

The board approved Maira Boehme as the high school liaison.

Mandy Havlik made a motion to approve the high school liaison seconded by Angela Vedder. The Motion was approved 12-0-1

Board Absent:

1. Christine Smith

Abstention:

1. Eric Law

3. Letter to Council members, et al (“A Seat at the Table”) to reserve time for CPC/CPG commentary at Council for items under CPG cognizance. (Eric Law)

The board discussed a CPC-initiated letter that requests Council grant CPGs equal presentation time for matters within their purview, motivated by the city’s fee increase for opposing projects from \$1,000 to \$2,000. The group agreed the request should be sent by individual CPGs to their councilmembers, clarified the scope (land-use and land-use-related items), and described expectations that CPGs would prepare briefing materials similar to city staff standards.

CPC sent a letter requesting equal presentation time for CPGs before City Council in response to a fee increase from \$1,000 to \$2,000 for opposing projects. The board requests that all CPGs send letters to their councilmembers to support the equal time rule for land-use matters.

The equal-time approach would apply only to land-use or land-use-related items and requires CPGs to prepare briefings analogous to city staff materials

Javier Saunders makes a motion to approve the letter seconded by Angela Vedder.

The Motion was approved 12-0-1

Board Absent:

1. Christine Smith

Abstention:

1. Eric Law

PCPB REPORTS & PARLIAMENTARY MATTERS

Angela Vedder is coordinating a future District 2 forum and additional meetings to address community concerns and candidate engagement.

1. Subcommittee Reports
 - Project Review (Cliff Graham)
 - Airport (Kelsey Carter)
 - Long Range Planning: (Javier Saunders/Christine Smith)
 - Traffic and Transportation (Cori Salcido)
 - Parks and Recreation (PJ Lucca)
 - Environmental (Mandy Havlik/Angela Vedder)
2. Ad Hoc Committee Reports
3. Liaison Reports
4. CPC Report (Eric Law)
5. PCPB Member Comments

Meeting adjourned by Eric Law at 7:42 pm