



Peninsula Community Planning Board

**May 21, 2026
Minutes**

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

Zoom Meeting

May 21, 2026
6:04 PM

GENERAL

The meeting was called to order by Eric Law at 6:04 pm.

Board Present:

1. Cori Salcido
2. Sam Laub
3. Andrew Hollingworth
4. Dee Brown
5. Javier Saunders
6. Eric Law
7. Christine Smith
8. Kelsey Carter

Board Absent:

1. Angela Vedder
2. Jacqueline Greulich
3. Mandy Havlik
4. Cliff Graham
5. Robert Jackson
6. Don Sevens
7. PJ Lucca

Approval of the Agenda

Javier Saunders motion to approve the agenda seconded by Dee Brown

The motion passed, 7-0

Abstention:

1. Eric Law

Approval of Minutes and Special Meeting

Sam Laub made a motion to approve the PCPB meeting minutes seconded by Dee Brown.

The motion passed, 7-0-1

Abstention:

1. Eric Law

Board Officer Reports

Board Officer Reports

1. Chair- Eric Law – CPC CPG Chair, event of the past week where taxes and fees were eliminated. Position have been taken. SB 958 rising height removal bill Senator Webber-Pearson to advocate positions.
2. 1st Vice Chair: Mandy Havlik
3. 2nd Vice Chair: Angela Vedder
4. Jacqueline Greulich- no change in the balance.
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.

Residents in the Osprey Street area are requesting immediate city action and structural stabilization near the local seawall footprint.

- Discussion with Leon Scales highlighted ongoing community concern regarding the partial coastal path closures and bluff stability between Adair and Osprey Streets, emphasizing the need for coordinated oversight between the city and the Sunset Cliffs Natural Park Council to address erosion and public safety risks.

GOVERNMENT and COMMUNITY REPORTS

SDPD: Officer James Harris:

- Officer Harris highlighted the importance of the Letter of Agency (Trespass Arrest Authorization) program, which acts as a strong advocacy tool for local public businesses and commercial properties, including those in Liberty Station. Businesses experiencing property issues, public nuisances, or trespassing can complete the LOA form directly on the city's website to automatically populate the authorization database. The service is completely free, and a link will be shared with the board.
- Attention was drawn to the SDPD's Retired Senior Volunteer Patrol (RSVP) "You Are Not Alone" (YANA) program. This free service provides regular safety checks on elderly or homebound residents in the area to ensure they are supported and secure.

- The department is currently undergoing a scheduled shift change, introducing new officers into their designated neighborhood assignments across the division.

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

1. Budget Hearing Schedule: The District 2 budget public comment hearing has been rescheduled to May 27th at 6:30 PM.
2. Balboa Park Fee Proposals: Proposed Balboa Park parking and trash fees will be repealed to align with voter-approved measures adjusted for inflation.
3. Library Operations: Municipal library operating hours are currently under review for potential reductions.
4. Ocean Beach Maintenance: City crews successfully removed graffiti from the Ocean Beach seawall. The district office emphasized the priority of keeping Ocean Beach public restrooms open and maintained for community use.
5. Balboa Park Policy Direction: Community feedback strongly urged the Councilmember to vote NO on the immediate park fee items.
6. Board Member Andrew Hollingworth requested that the District 2 Councilmember directly attend PCPB meetings to provide representation and actively advocate for the Peninsula community's needs.

Mayor's Office: Randy Reyes

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

Congressional District- (Scott Peters): Anaya Rodriquez

Naval Base Point Loma Community Planning Liaison: (Dina Ryan)

Applicant- Initiated Action Items

PRJ-1146696 – 4432 Algeciras Street: A Coastal Development Permit (CDP) Process 2 to demolish 1,804 square-feet of an existing single dwelling unit and the addition of 2,406 square-feet at the front of the existing single dwelling unit and associated site improvements. The 0.17-acre site is located in the RS-1-7 Zone, Coastal Overlay Zone (Non-Appealable), Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Airport Influence Area (NAS North Island and San Diego International Airport Review Area 2), and FAA Part 77 Noticing Area (NAS North Island) within the Peninsula Community Plan area. (Thomas Quaas) (Cliff Graham, recommend approval 5-0).

Andrew Hollingworth made a motion to approve the project, seconded by Sam Laub. The Motion was approved 7-0

Abstention:

1. Eric Law

Information Items

1. Mission Bayfest Briefing (Mike Beltran)
 - A presentation was given detailing the origins and trajectory of Mission Bayfest, tracing its roots from major regional events like Bill Silva presentations and the X-Games.

- Event Details: Initially launched at Mission Bay in 2022, the festival is scheduled to return this fall from October 16–18. Complete details and logistics are available at missionbayfest.com.
2. City Indemnification Training (Eric Law)
 - The mandatory city training session is scheduled for May 27 at 6:00 PM via Zoom. Links and participation credentials will be distributed via email.
 - Board members must explicitly sign up using the links provided. The board's final roster must be submitted directly to the city ahead of time, or individual attendance will not be officially registered.
 3. Mariner's Cove Apartments Update (AIR Communities Representative)
 - A representative from AIR Communities provided an update on Mariner's Cove, noting it has been their core residential property footprint in San Diego since 1999.
 - The presentation highlighted the organization's corporate social responsibility model, which provides paid community service hours to staff members for local volunteer work. The representative emphasized their continued capital commitment to maintaining and investing in the local housing stock.
 4. City Budget Update (Andrew Hollingworth)
 - The Tax and Fee Subcommittee has actively monitored city budget proceedings and advocated on behalf of the PCPB footprint.
 - The Mayor's proposed budget includes specific structural decreases to municipal salary wages and employee benefits.
 - Upcoming public hearings regarding proposed Water and Sewer fee adjustments have been moved to next Wednesday. The subcommittee distributed a comprehensive itemized list of these budgetary changes to the board for review.

Board- Initiated Action Items

1. **Appointment of Committee Chairs, Committee Board Members and Committee community members. (Eric Law) – none.**
2. **Updated SB958 position letter that is being sent to legislative bodies as the bill works its way through Sacramento. (Christine Smith)**

The board previously approved a position letter to State Senator Akilah Weber Pierson opposing the initial version of Senate Bill 958 (SB 958), which sought a blanket California Environmental Quality Act (CEQA) exemption for the Midway Rising project.

The bill has successfully passed through its Senate committees and a full Senate floor vote, and has now advanced to the State Assembly. Key amendments made during this process include:

- The total project CEQA exemption was removed. The current version restricts the exemption strictly to environmental impacts directly associated with increased building height alone (such as air circulation, noise, and light refraction/reflection).

- The amended language standardizes the height exemption to include associated geotechnical and hydrological effects, meaning height-related impacts on these elements cannot be deemed a "significant impact" under CEQA if specified project conditions are met.
- Provisions were added requiring the project to utilize prevailing wage labor.

Board Discussion & Action:

- Board members raised safety and environmental concerns regarding the inclusion of geotechnical and hydrological impacts under a height exemption, given the Midway area's low water table and soil liquefaction risks.
- A newly revised draft of the PCPB position letter reflecting these latest legislative modifications was reviewed.
- The board expressed consensus to continue providing formal opposition to the bill as it moves through the State Assembly. The updated letter will be targeted to local Assemblymembers, including Tasha Boerner and other regional representatives, to advocate against the lifting of height-related environmental review constraints.

Sam Laub makes a motion to approve a letter seconded by Javier Saunders.

Motion approved 7-0

- 3. Board Annual Report (Eric Law) asked everyone to review the information. Javier Saunders asked about the demographics of the PCPB if needed to be reported.**

Dee Brown made a motion to approve report seconded by Kelsey Carter.

- 4. Proposed Board Efficiency Improvements (Andrew Hollingworth)**

Javier Saunders makes a motion to table the discussion to next meeting when we have a larger quorum seconded by Christine Smith.

Motion approved 5-2

Abstention:

1. Eric Law

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports
 - Project Review (Cliff Graham/Jacqueline Greulich, Jon Dominey community member)
 - Airport (Kelsey Carter)
 - Long Range Planning: (Javier Saunders/Christine Smith)
 - Traffic and Transportation (Cori Salcido/Angela Vedder)
 - 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 8:04 pm