Peninsula Community Planning Board

October 15, 2026
Minutes

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

Zoom Meeting

October 15, 2026
6:01 PM

GENERAL
The meeting was called to order by Eric Law at 6:01 pm.

Board Present:

1. Cori Salcido
2. Sam Laub
3. Andrew Hollingworth
4. Dee Brown
5. Eric Law
6. Christine Smith
7. Angela Vedder
8. Jacqueline Greulich
9. Mandy Havlik
10. Javier Saunders
11. Don Sevrens

Board Absent:

1. Cliff Graham
2. PJ Lucca
3. Kelsey Carter
4. Robert Jackson

Approval of the Agenda
Dee Brown made a motion to approve the agenda seconded by Angela Vedder.

The motion passed, 10-0

Abstention:

1. Eric Law

Approval of Minutes
Sam Laub made a motion to approve the PCPB meeting minutes seconded by Angela Vedder.

The motion passed, 10-0

Abstention:
1. Eric Law

Board Officer Reports

1. Chair – Eric Law: Reported that the previously held candidate forum was successful and thanked the Board for its participation. Also provided a report in his capacity as CPC CPG Chair.
2. First Vice Chair – Mandy Havlik: No report.
3. Second Vice Chair – Angela Vedder: No report.
4. Treasurer – Jacqueline Greulich: Reported a current account balance of $1,160.50.
5. Secretary – Cori Salcido: No 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.

- Andrew Hollingworth: Provided comments regarding Midway Rising and distributed an article to PCPB members. He also noted that a committee meeting was scheduled for October 16, 2026, at 1:00 PM.

- Angela Vedder: Congratulated Officer James Harris on recent community events and thanked him for his efforts.

- Becky Rapp: Commented on City tax revenue and requested a clear audit of cannabis tax revenues and the allocation of cannabis funds.

GOVERNMENT and COMMUNITY REPORTS

SDPD: Officer James Harris:

- Reported that a community event involving law enforcement and faith-based organizations was held the previous Wednesday, with approximately 50 officers from throughout the community participating. Homeland Security and Border Patrol representatives were also in attendance.
- Reported that the National Walk to School event was successful.
- Provided an update on Automated License Plate Recognition (ALPR) technology, noting that the technology has been successful in assisting with criminal investigations, including hit-and-run incidents and vehicle theft. He stated that information collected through the system is not shared outside the department and requested continued community support.
- Reported crime statistics, noting that crimes against persons increased 2% citywide and 10% in the Western Division. Crimes against property decreased, while crimes against the City increased 10.8%.
- Discussed Flock and Vigilante camera systems and addressed questions regarding the use of camera technology to track individuals.

Mayor's Office: Randy Reyes

None

City Council District 2 (Dr. Campbell): Guillermo Castillo:

- Police, Fire, and Lifeguard Labor Payments: Board members requested information regarding labor payments. Guillermo Castillo indicated that Margaret would follow up with the requested information.

- Cannon and Talbot Streets: Reported that steel plates remain in place due to ongoing litigation involving sink controls. A timeline for their removal is not yet available.

- El Niño Preparedness: Provided an update on the City's preparedness efforts, including information regarding flood insurance and sandbag availability. Residents can sign up through the City's website to receive storm-related updates. Manuel Reyes serves as the office liaison.

- Stop Sign Installations: Reported that new stop signs are being installed at Del Mar Avenue, Froude Street, Navarra Street, and Alhambra Street. Residents may submit traffic service requests through the Transportation Department or Traffic Service Request (TSR) system. Contact: gacastillo@sandiego.gov.

County Supervisor District 3 (Malachi Bielecki)
- Discussed community training regarding e-bike regulations.
- Referenced a proposal by Terra Lawson to pursue legal action regarding the issue discussed.
- Provided an update on the Tijuana River Valley sewage issue and anticipated developments over the next 10 months.
- Reminded residents about Alert San Diego.

State Senate District 39: (Sen Akeela Weber Pierson): Moana Alo
None

State Assembly District 77 (Salma Ismail)
None

Congressional District 50- (Scott Peters): Pia Garcia-Muriel
None

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

- Provided an update on support for the Ride the Point event scheduled for November 7, 2026.
- Reported that landscaping improvements along Nimitz Boulevard and Rosecrans Street are underway to beautify the area.
- Discussed the Nimitz and Rosecrans corridor and the anticipated 2027 revision of the Naval Installation Appearance Plan (NIPA).
- Referenced Manchester development plans and anticipated environmental review next year.
- Board members requested additional information regarding the NAVWAR project timeline, including project details and design.

Airport Authority (Ivonne Velazquez)

OB, Midway CPGs

Point Loma Association

<u>Applicant- Initiated Action Items</u>

1. 535/555 San Gorgonio St - PRJ-1147700: Demolition of existing 2-story dwelling on 555 San Gorgonio St. Construction of a home spa addition to the Main Dwelling, an ADU, a Guest Quarters with attached garage, a detached garage, and a covered living adjacent to existing single-family residence. Coastal Development Permit. (Christian Rice). (5-2-0) (Jacqueline Greulich)

The project presentation included discussion of the proposed floor area ratio (FAR) of 22. A question regarding notification of neighboring properties within the 300-foot notification area remained unanswered.

Additional project details were presented and discussed by the Board.

Andrew Hollingworth made a motion to disapprove the project. Dee Brown seconded the motion.

The motion failed, 3-7.

Motion to Approve

Sam Laub made a motion to approve the project. Jacqueline Greulich seconded the motion.
The motion passed, 8-2. The Board recommended that the City eliminate the sidewalk requirement.

The motion passed, 8-2

Abstention:
1. Eric Law

Information Items

Erin Hogeboom provided a presentation on Children First San Diego and its efforts to support early childhood services and families.

- Affordable Childcare: Making quality childcare more accessible to working families.
- Childcare Workforce: Improving compensation, recruitment, and retention for childcare workers.
- Child Development: Expanding mental and behavioral health support for young children and caregivers.
- Public Policy and Funding: Advocating for sustained public investment in childcare and early childhood services.

Children First San Diego was identified as one of the organizations that helped advance the San Diego County Health & Safety Act, which qualified for the November 3, 2026, ballot as Measure B.

The measure proposes a half-cent countywide sales tax increase to fund healthcare, childcare, food security, public safety, and responses to the Tijuana River sewage crisis.

The proposal could generate approximately $99 million annually for three early childhood initiatives:
1. Childcare provider stipends, prioritizing providers serving infants and toddlers.
2. Childcare vouchers to help eligible families pay for childcare.
3. Early childhood mental health services.

Countering Elder Financial Scams Presenter: Steve Richter

Steve Richter provided a presentation on financial scams targeting older adults.
- Reported approximately $1.2 billion in scam-related losses in 2025 in the San Diego area.
- Discussed the prevalence of financial scams and common methods used by scammers.
- Emphasized the importance of the message: Stop. Verify. Protect.
- Advised residents never to rely on a telephone number provided during an unsolicited phone call. Instead, individuals should independently verify contact information before responding.
- Discussed gold-related scams and encouraged individuals to verify transactions directly with reputable gold dealers.

Board- Initiated Action Items

1. Appointment of Committee Chairs, Committee Board Members and Committee community members. (Eric Law)
2. Discuss and approve Letter to Land Use and Housing Committee to Implement additional Traffic Mitigation Measures prior to certifying Midway Rising SEIR. (Javier Saunders).
   - Javier Saunders presented a proposed letter requesting additional traffic mitigation measures prior to certification of the Midway Rising Supplemental Environmental Impact Report (SEIR).
   - The discussion focused on the anticipated traffic impacts associated with the project and the need for additional mitigation measures to address potential congestion.
   - The proposed letter requested consideration of five transportation mitigation measures:
     a) Sports Arena Mitigation: Require 100% funding for public transportation mitigation.
     b) Commercial Mitigation: Provide shuttle service between noon and 10:00 PM, with extended operating hours.
     c) Pedestrian Overcrossing: Implement a pedestrian overcrossing.
     d) Roadway and General Plan: Implement roadway improvements and applicable General Plan measures.
     e) Traffic Monitoring: Monitor traffic conditions, implement mitigation measures, and take corrective action as needed.

   Motion:
   Andrew Hollingworth made a motion to approve and support the letter. Dee Brown seconded the motion.

   The motion passed, 10-0
   Abstention:
   1. Eric Law

3. Discuss and approve a letter in support of the Point Loma Rotary Club 13th Annual Jim Krause Memorial “Ride the Point” Charity Bicycle Ride for Pancreatic Cancer Research on November 7, 2026 at Liberty Station. (Richard Stakelum)

   - Event Date: November 7, 2026
   - Location: Liberty Station

   - Richard Stakelum presented a request for a letter of endorsement supporting the Point Loma Rotary Club's 13th Annual Jim Krause Memorial "Ride the Point" Charity Bicycle Ride.

   - The event supports pancreatic cancer research and is organized locally with volunteers from various community organizations. The event is expected to accommodate up to 600 riders and will take place on local streets.

   Motion:

   Angela Vedder made a motion to approve and support the letter. Dee Brown seconded the motion.

   The motion passed, 8-1

   Abstention:

1. Eric Law
2. Andrew Hollingworth

4. Discuss and approve activating the Governance Committee to adjust Operating Procedures. (Eric Law). Stand up the committee.

Eric Law requested that the Governance Committee be reactivated to review and make adjustments to the Board's Operating Procedures.

Motion to Activate the Committee:

Andrew Hollingworth made a motion to activate the Governance Committee. Dee Brown seconded the motion.

The motion passed, 10-0.

Abstention:
1. Eric Law

Committee Appointments:

Don Sevrens was identified as Chair of the Governance Committee. Tim Boheme and Dee Brown were identified as committee members.

Angela Vedder made a motion to approve the committee appointments. Dee Brown seconded the motion.

The motion passed, 10-0.

Abstention:
1. Eric Law

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Subcommittee Reports, and appointments of public members
   - Project Review (Cliff Graham/Jacqueline Greulich)
   - Airport (Kelsey Carter).
   - Long Range Planning: (Javier Saunders/Christine Smith)
   - Traffic and Transportation (Cori Salcido)- Wednesday 10/21
   - Parks and Recreation (PJ Lucca)
   - Environmental (Mandy Havlik/Angela Vedder)
2. Ad Hoc Committee Reports
3. Liaison Reports
4. CPC Report
5. PCPB Member Comments

Meeting adjourned by Eric Law at 8:10 pm