

Minutes of the November 12, 2025
Long Range Planning Committee (LRPC)
Peninsula Community Planning Board (PCPB)
On-line Virtual Meeting

18:03 Call to order

Board Members Present: Co-Chair Javier Saunders, Co-Chair Chritine Smith, Jacquelin Greulich, Sam Laub, Andrew Hollingworth, Appointed Community Members Present: Paul Grimes, Dee Brown.
Absent: Cliff Graham.

B. Review and Approval of Minutes

The minutes for the October 2025 meeting were approved by the committee, 6-0.
Jacquelin Sam L motioned to approve; Javier S. seconded. Unanimously approved.

C. Non-agenda Public Comments

No comments from the committee or public.

D.a. Midway Rising Update

Javier S. updated the committee on the most recent court appeal that has reinstated the 30 ft limit and determined the Midway Rising PEIR did not adequately address environmental impacts with the proposed development. Javier commented that Midway Rising may move forward using State Density Bonus Law.

D.b. Beach Parking Fees (Andrew Hollingworth)

Andrew H. suggested that the Board take a deep dive of the upcoming FY 2026-27 City budget which will be presented around the April time period. Andrew stated that Federal Covid funding is exhausted and the City is proposing multiple new taxes in addition to the recent Trash Tax increase. New proposed taxes range from a new 1 percent sales tax, new parking fees, and parking fees proposed in Beach communities including Ocean Beach. Andrew stated the local community is opposed to general tax increases and Beach Parking Fees.

Paul G stated that there is also a one-half sales tax initiative under discussion for the sole purpose of improving Infrastructure.

Andrew proposed to take the lead on preparing a letter to council that addresses the overall City Budget deficits and community concerns with proposed new taxes and Beach Parking Fees. The committee unanimously supported the need to address the community's concern with tax increases and Beach Parking Fees.

D.c. Midway Rising Letter to City Council (Javier Saunders)

Javier mentioned that the Planning Commission approved the Midway Rising project and SEIR. The majority of the public comments centered on the lack of infrastructure and traffic improvements. The public also voiced concern for the need to move the bus/transportation improvements to the first phase of construction. The next step is the approval by the Land Use and Housing Committee that may occur as soon as late October or November. Board approval of the LRPC letter is timely for community and Board input to the LU&HC.

Javier stated the letter focuses on the large volume of increased traffic associated with the project and unmitigated traffic impacts. Javier also stated the proposed mitigation of employee's bus passes and shuttle service is not proven and does not guarantee a reduction of traffic and is speculative.

Paul G requested that the letter include a statement concerning transportation phasing. Paul asked that the bus transportation improvements be included in the first phase.

Christine mentioned that Midway Rising is proposing to build a majority of low income (affordable housing) in the second phase. Christine requested that the letter include a statement that Midway Rising set aside as a minimum 10% of the housing units to 65% AMI or 20% at 80% AMI or lower for each phase.

Paul G motioned to approve the letter with the addition of a section on including more affordable housing in Phase 1 and to move the transportation improvement projects to Phase 1. Sam L seconded the motion.

The motion was unanimously approved. Christine agreed to implement the amendment changes to the letter.

E. Information Items.

E.a. Update on responses to PCPB's comments on Midway Rising SEIR (Javier Saunders)

Javier walked the committee thru the City's responses to the Board Comments. Javier thanked the committee for the thoughtful comments and excellent work to the SEIR comments. Many other organizations had similar and consistent comments on the traffic, infrastructure and housing. Javier mentioned that many of the City traffic responses did not provide justification or supporting studies nor documentation for their response which leaves the SEIR vulnerable to litigation. No action on this item was required.

Meeting adjourned 19:19