



Peninsula Community Planning Board

June 19, 2025

Minutes

PCPB meeting
Zoom Meeting

June 19, 2025
6:00 PM

GENERAL

The meeting was called to order by Eric Law at 6:05 pm.

Board Present:

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

Board Absent:

12. Christine Smith
13. Cliff Graham
14. Andrew Hollingworth
15. Will Hooper

Present Community Members:

1. Judy Healy
2. Elaine Fotinos Burrell
3. James Burrell
4. Greg Goertzen
5. Paul Grimes
6. Elizabeth Getzoff

Approval of the Agenda

Sam Laub made a motion to approve the agenda. Angela Vedder seconded the motion. The motion passed, 9-5-1.

Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Don Sevens
5. Will Hooper

Abstention:

1. Eric Law

Approval of Minutes

Mandy Havlik made a motion to approve the minutes. Sam Laub seconded the motion. The motion passed, 8-5-2

Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Don Sevens
5. Will Hooper

Abstention:

1. Eric Law
2. Angela Vedder

Board Officer Reports

1. Chair- Eric Law – the amount of involvement from everyone here has been incredible. The 80 unit apartment building issue went for a vote. It was a great turnout. Thank you to everyone for representing.
2. 1st Vice Chair: Mandy Havlik – looking forward to the High School liaisons that will be presenting their information on e-bikes to the board.
3. 2nd Vice Chair: Angela Vedder- nothing to report.
4. Treasurer: Eric Law - The bank account balance is \$660.50, awaiting reimbursement from the city. Once the balance should increase to \$1,160.50. The only expense in Q2-25 was the \$500 payment to webmaster, Paul Grimes.
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.

1. Mandy Havlik reminded the participants that she is running for City Council District 2 <https://mandyhavlik.com/> a military spouse, an Indigenous woman, and a proud Democrat, and spent years working on behalf of this community, advocating for traffic safety, the height limit, protecting our coastline, and supporting sustainable, responsible growth. As the first Vice Chair of the PCPB, she is running because there has not been representation these last 7 years, and it would be a privilege to serve our community. Sunday June 29th hosting an event link shared to attend event.

2. Javier Saunders- ADU bonus program. Thanked the community and everybody that participated throughout the process, CPC, and Planning Commission, and all the comments that were received. The rules approved set a maximum of four ADUs on lots less than 8,000 square feet, five ADUs on lots of 8,001 to 10,000 square feet and six ADUs on lots of 10,001 square feet and larger.
3. Eric Law- infrastructure priorities and engagement for the long range planning committee that have to be submitted by August for the City's ADU Density Bonus program.
4. OB street fair and Chili cook off June 28, 2025
<https://oceanbeachsandiego.com/attractions/annual-events/ob-street-fair-chili-cook>
5. 4th of July and Big Bang on the Bay
6. Point Loma Concert Series starting July 11th, Mandy Havlik - Director of Volunteers, looking for volunteers for the Series link shared
<https://www.pointlomasummerconcerts.org/>

GOVERNMENT and COMMUNITY REPORTS

Government, agency, and community organization reports from representatives in attendance.

City Planner Grant Rurode: Not present.

SDPD: Officer James Harris: Property crimes down double digits ~15.5%. Rob Field, Dog Beach, and Sunset Cliffs, all of these are single digits, campers, at a maintainable state.

- H Barracks opened two weekends ago, with a soft opening. They do not have the staffing or infrastructure to handle all vehicles right away, so they are allowing vehicles to trickle in at this point. They are not allowing alcoholics and drug addicts to go into H Barracks, due to no police on site. With H Barracks being open, police can now enforce the oversized vehicle ordinance. Safe parking sites can now be offered to these vehicles.
- There are four Speed trailers in the area, off of Talbot, previously on Nimitz and Coronado. They are deploying them throughout Point Loma and Ocean Beach, and then also in the Midway area. They are able to track speed in both directions. Mandy Havlik asked about reports in the area if available to the public and asked if Officer Harris could inquire with Management if data can be released.
- There was a switch to encrypted radio frequency. State mandate for all departments in California to switch to a private frequency, to protect sensitive information.
- Angela Vedder asked if Officer Harris can monitor RVs and busses off Famosa St coming off of Nimitz Street due to sporting events and children playing in the area, said he would add it to his action items.

Mayor's Office: Randy Reyes: Not present.

City Council District 2 (Dr. Campbell): Margaret Doyle: Not present.

State Assembly District 33 (Assemblymember Tasha Boerner): Salma Ismail: Not present.

State Senate District 39: (Sen Akeela Weber Pierson): Moala Alo. Not Present.

Point Loma Association: Not present.

OB Planning Board: Tracy DeZenzo: Not present.

Midway Planning Board: Not present

Navy Liaison: Dina Ryan, Naval Base Point Loma Community Planning Liaison Officer (CPLO): Not present.

Congressional District Scott Peters: William Rodriguez: Not present.

Airport Authority: Yvonne: Not present.

APPLICANT-INITIATED ACTION ITEMS

PRJ-1130694 - 1161 Sunset Cliffs Blvd - COASTAL DEVELOPMENT PERMIT, PROCESS THREE (3) Proposed remodel and 1,995 square foot first and second story addition to an existing 1,743 square feet one-story single dwelling unit. Additionally proposed is a new 1,170 square foot garage structure with 1,131 square foot second story accessory dwelling unit. The site is located at 1161 Sunset Cliffs Boulevard. The 0.36-acre site is in the RS-1-7 (Residential Single Dwelling Unit) Base Zone, Coastal (Appealable) Overlay Zone and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Land. Use Plan Area. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on March 19, 2025. Recommended approval 4-0.

Judy Healy spoke about the plans to modify the house to accommodate wheelchair access for a total of 1965 square feet. They will be retaining the garage.

Motion to approve Sam Laub makes first motion, Jacqueline Greulich seconded the motion approved. 11-4

Board Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Will Hooper

PRJ-1116462 - 4575 Bermuda Av – PENINSULA (Process 2) Coastal Development Coastal Development Permit pursuant to San Diego Municipal Code 126.0704 for the demolition of (2) existing one-story detached single dwelling units and a (1) one-story guest house to construct (3) detached 2,625 square-foot three-story single dwelling units, each with a detached 1,305 square-foot accessory. Recommended approval 4-0.

Don Sevrens made a motion to table the action to the next meeting due the Councils voting, would like to better understand how the Project fits in with the changes that that the Council has voted on. Mandy Havlik seconded the action and wanted to clarify if this is one of the projects that could be reconsidered for approval on square footage. Also seconded to prompt discussion, leaving the possibility to withdraw the motion if questions are answered.

Don Sevrens further commented on his motion due to the Council limiting two stories, this is a non-appealable matter, delaying one more month to have the opportunity to know more.

After further discussion and questions answered with the board Mandy Havlik withdrew her second motion to table the action item. Motion to table the action item failed to move on. Proposed by Javier Saunder for the motion to be tabled during the meeting and hear from Greg Goertzen to present the information about 4575 Bermuda Av.

During the discussion, concerns were raised regarding the proposed development project involving three lots, each approximately 3,500–6,600 square feet in size. Don Sevrens commented about the inconsistencies with state law based on recent media reports of City Council actions, noting a need for further clarification before proceeding. He also pointed out apparent discrepancies in the reported square footage and setbacks for the proposed ADUs.

Mandy Havlik suggested a procedural approach of hearing from the applicant before deciding on any motion.

Eric Law and Greg Goertzen clarified the project's compliance with zoning requirements under the RM11 zone, including allowances for up to 800 sq. ft. ADUs. Paul Grimes noted a concern about a 3-foot side setback conflicting with newly adopted standards. Angela Vedder questioned the adequacy of on-site parking in light of potential occupancy, while Greg Goertzen emphasized proximity to public transit as a mitigating factor.

The discussion addressed the third-story game room, its height, and its compliance with the 30-foot height limit. Greg Goertzen confirmed that the project met all city requirements, including notification protocols under Coastal review.

Motion to approve Sam Laub makes the first motion, Jacqueline Greulich seconded approved.
9-2-4

Abstention:

1. Eric Law
2. Don Sevrens - abstains due to it being premature with the city voting on Monday.

Board Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Will Hooper

Information Items

Eric Law provided an update on the recent Community Planners Committee (CPC) meeting, noting that the primary focus was the election of a new executive board. Vicki Labruzzo, Chair of the Scripps Ranch Planning Group, was elected to lead CPC.

Councilmember Raul Campillo addressed the CPC during non-agenda public comment, acknowledging the influence of CPC letters in shaping his vote on recent ADU legislation, specifically efforts to limit the scale of ADU apartment developments. While the City Council has taken an initial vote, the process is not yet final; the ordinance is subject to a second reading and possible veto by the Mayor.

Eric Law noted that upcoming CPC agendas are currently unclear, as the new chair has not yet circulated materials. He highlighted differences between Scripps Ranch and more urban communities like Midway or Old Town, noting that Scripps Ranch has fewer ADU developments and less complex land use issues.

Javier Saunders added that a last-minute amendment to the ADU policy reversed a prior exclusion of large lots in high-resource areas from the ADU bonus program. As a result, areas like Fleetridge are now included again. Eric Law concluded that the Peninsula area remains significantly affected and that continued CPC involvement is expected as the policy evolves.

Board Initiated Action Items

Discussion and approval of letter to Assembly Member Tasha Boerner to oppose SB 79 - (Javier Saunders)

SB 79, also known as the Abundant and Affordable Homes Near Transit Act. Javier Saunders provided context, noting that while the Long-Range Planning Committee did not have quorum in its last meeting, the urgency of the issue warranted full board consideration.

SB 79, recently passed by the Senate and moving to the Assembly, would override local land use authority by allowing development of buildings up to six stories within a half mile of existing or even planned transit lines regardless of whether those transit projects are ever completed.

Javier Saunders emphasized that the bill disregards established local planning processes, eliminates zoning discretion in single-family neighborhoods, and undermines environmental review through CEQA exemptions. He further noted that the bill does not guarantee the construction of affordable housing, despite its stated intent.

The proposed letter expresses formal opposition to SB 79 and is addressed to Assemblymember Tasha Boerner, with copies to be distributed to other local assembly representatives.

Motion to approve Angela Vedder makes the first motion seconded by Don Sevrens approved. 11-4

Board Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Will Hooper

E-Bike Safety Pilot Program Implementation in Point Loma School Cluster

1. High school student liaison presentation of a proposed e-bike traffic safety mitigation for our community. (James Burrell/Sarah Ivanjack)
2. Discuss/Approve letter forwarding recommendation for e-bike safety program (Mandy Havlik/Cori Salcido)

High school liaisons Sarah Ivanjack (Academy of Our Lady of Peace) and James Burrell (St. Augustine High School) presented their final project as part of the PCPB High School Liaison Program. The project focuses on improving e-bike safety education among students in the Point Loma school cluster, with eventual district-wide implementation.

The students developed a comprehensive e-bike safety program in partnership with the San Diego County Bike Coalition and Correa Middle School administration. The program includes:

- Mandatory safety orientation for students who wish to park e-bikes on campus (launching August 8).
- Instruction led by bike safety expert Kevin Baross.
- Distribution of parking ID tags for student e-bike riders.
- Positive reinforcement incentives, including gift cards, for demonstrating safe e-bike behavior.
- Long-term vision is to expand the program to other schools in Point Loma and eventually throughout San Diego Unified School District (SDUSD).

Board members thanked the students for their initiative, professionalism, and thoughtful approach to addressing a growing safety concern.

Motion to approve Mandy Havlik makes the first motion to approve the letter to SDUSD seconded by Angela Vedder, approved 11-4

Board Absent:

1. Christine Smith
2. Cliff Graham
3. Andrew Hollingworth
4. Will Hooper

Motion to Approve Angela Vedder makes the first motion to approve the letter of recommendations for both students seconded by Mandy Havlik approved 11-4

PCPB REPORTS & PARLIAMENTARY MATTERS

1. Clarification of Brown Act meeting notifications/agendas (Eric Law)

Eric Law provided a clarification regarding recent changes to Brown Act requirements for non-legislative bodies such as the PCPB. Based on guidance from Marlon at the City Attorney's office, the Board is now only required to post agendas once to comply with the Act. Although amendments to the agenda after posting are technically permissible, doing so is discouraged in order to maintain transparency and avoid confusion.

Best practices for agenda preparation and posting on the website. Paul Grimes emphasized the importance of timely submission of agenda items, ideally one to two days prior to the 72-hour posting deadline. He encouraged board members to confirm they receive a clarification email after agenda submission; if not, they should follow up directly via email or phone.

2. Discuss/Approve hard scheduling days for committee meetings (Eric Law/Paul Grimes)

Eric Law and Paul Grimes addressed ongoing challenges related to the predictability and coordination of meeting schedules across the board and subcommittees. Suggested that committee chairs proactively review the calendar and consider moving meetings to the first week of the month when such overlaps occur.

3. Discuss/Approve implementation of methods to improve community access to PCPB hearings (Eric Law)

Eric Law introduced a preliminary discussion about enhancing the board's virtual meeting capabilities through the use of technology, specifically referencing the Meeting OWL, a 360-degree smart video conferencing device. Eric Law will compile additional details on the OWL device and Zoom account logistics. Additional details may be presented at the next meeting for potential approval and funding.

Subcommittee Reports- Nothing to report

1. Project Review (Cliff Graham)
2. Airport (Will Hooper).
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
10. PCPB Member Comments

Meeting adjourned by Eric Law at 8:01 pm.