



Peninsula Community Planning Board

**November 20, 2025
Minutes**

PCPB meeting
Zoom Meeting

October 22, 2025
6:05 PM

GENERAL

The meeting was called to order by Eric Law at 6:02 pm.

Board Present:

1. Eric Law
2. Javier Saunders
3. Cori Salcido
4. Sam Laub
5. Jacqueline Greulich
6. Angela Vedder
7. Christine Smith
8. Kelsey Carter
9. Fred Kosmo
10. Cliff Graham
11. Andrew Hollingworth

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevrems

Approval of the Agenda

Angela Vedder made a motion to approve the agenda seconded by Fred Kosmo

The motion passed, 10-3-1.

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevrems

Abstention:

1. Eric Law

Approval of Minutes

Sam Laub made a motion to approve the meeting minutes seconded by Fred Kosmo

The motion passed, 10-3-1.

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevens

Abstention:

1. Eric Law

Board Office Reports

Eric Law commended the Long-Range Planning Committee on all the work the committee has done.

Andrew Hollingworth Treasury report \$1,160.50 in the bank, no transactions 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.

Phishing reports to the board members, please be aware and double-check emails.

San Diego Prop 79 college area community plan opposes

Community Call to Action press conference, November 21.

GOVERNMENT and COMMUNITY REPORTS

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

Crosswalk near Pulmosa Park should be energized very soon.

The City is conducting a Community Needs Assessment and collecting public input. Residents can participate in three ways:

1. Online survey – A survey link will be shared and remain open through February 2026.
2. In-person town hall – December 9th at the South Clairemont Recreation Center.
3. Virtual sessions – Multiple Zoom meetings will be held.

City staff will provide a presentation followed by a Q&A segment with additional project details.

Building 619 in Liberty Station being torn down and the remainder of the building will be removed.

Councilmember Jen Campbell supported implementing parking fees in Balboa Park, noting that the City's budget is not currently balanced and additional revenue sources are needed. No fees would be activated until the required payment portal is in place.

Andrew Hollingworth conveyed to Councilmember Jen Campbell that beach and bay budget fees should be reviewed to ensure a more equitable structure.

Eric Law inquired if Jen Campbell would explain her voting for the Save our Access case to the Supreme Court, Margaret Boyle to inquire about additional information if available to the public.

Angela Vedder inquired about parking and how much it costs to install meters.

Eric Law asked Councilmember LaCava about Midway Rising, SANDAG, and efforts to mitigate related impacts. He also raised concerns shared by several CPG chairs regarding infrastructure capacity. Specifically, he questioned why the lead contractor/developer is advocating for adding more housing units without addressing the associated infrastructure needs.

Applicant- Initiated Action Items

None

Information Items

Javier Saunders provided an update on the Long-Range Planning Committee's goals, including work related to historic district codes, beach parking fees, and broader budget considerations. He also outlined suggestions for establishing additional committees, such as those focused on County and City tax policy, an Ad Hoc group for CIP priorities, and ongoing monitoring of NAVWAR and the Midway Rising project.

He noted that overall tax policy discussions will factor into the FY26/27 budget negotiations.

Regarding Midway Rising, further discussions will occur if the City Council decides to advance the project. If the State Density Bonus is not adopted as proposed, the matter will undergo additional review. He also referenced the formation of the new Peninsula Regional Planning Committee.

Eric Law provided an update on 1004 Rosecrans, noting that permits have not been issued and that a review of Accela shows no new information. He discussed the Sustainable Development Area, the Coastal Height Limit, and clarified that the RTIP portion of the project is the only component currently funded. The speculative RTIP elements are part of the case before Judge Wilfite, with an expedited trial scheduled for next week.

He also addressed the Ingelow waiver and potential incentives to exceed the 30-foot height limit. Christine Smith asked whether the project includes commercial space on the first floor.

The Scott Street planter is being used as the baseline for the height limit.

3040 Cannon Street: ADU bonus and street density considerations, including rebuilding the commercial space in the front; project includes 12 units.

4591 Pescadaro: Legal actions are ongoing.

Sustainable Development Area (SDA) Coastal Commission meeting: Scheduled for December 8th at 2:00 PM in Council Chambers to review codes requiring Coastal Commission approval.

Board- Initiated Action Items

Committees

Fred Kosmo made a motion to nominate Kelsey Carter for the Airport Committee chair seconded by Eric Law

The motion passed, 10-3-1.

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevens

Abstention:

1. Eric Law

Stand up a committee for Fees and Taxes Committee Ad Hoc – Andrew Hollingworth, Sam Laub and Paul Grimes nominated

Angela Vedder made a motion to nominate seconded by Javier Saunders

The motion passed, 10-3-1.

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevens

Abstention:

1. Eric Law

Stand up the Special Election Committee for the open board position(s). Mandy Havlik, Angela Vedder, Kelsy Carter on the committee. Advertising for applicants will need to do by January.

Sam Laub made a motion to nominate seconded by Fred Kosmo

The motion passed, 10-3-1.

Board Absent:

4. Mandy Havlik
5. PJ Lucca
6. Don Sevens

Abstention:

1. Eric Law

Review and Provide Recommendation for changes to the 2025 Land Development Codes.

Javier Saunders made a motion to nominate seconded by Angela Vedder

The motion passed, 10-3-1.

Board Absent:

1. Mandy Havlik
2. PJ Lucca
3. Don Sevens

Abstention:

1. Eric Law

CPC Meeting Update:

There was no quorum for the CPC meeting. Eric Law will not be in attendance; Andrew Hollingworth will serve as alternate.

Andrew Hollingworth requested Christine Smith to provide a detailed write-up.

Christine Smith commented on the Coastal Overlay Zone and the Land Development Code, noting the committee's proactive approach to addressing issues.

Vickie Lambruso from Scripps expressed interest in submitting input within the current review cycle.

PCPB REPORTS & PARLIAMENTARY MATTERS

Subcommittee Reports- Nothing to report.

1. Project Review (Cliff Graham)
2. Airport.
3. Long Range Planning: (Javier Saunders/Christine Smith)
2025 Land Development Code Changes open for discussions or recommendation
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 – Eric Law
10. PCPB Member Comments

Meeting adjourned by Eric Law at 7:30 pm