



Annual Report of the Peninsula Community Planning Board 2025-2026

INTRODUCTION

The following is the Annual Report of the Peninsula Community Planning Board (PCPB) for the period from **May 2025 through April 2026**.

The PCPB is a Community Planning Group citizen organization that advises the City of San Diego on land use-based community goals and development proposals. The PCPB is established in conformance with City policies and is recognized to provide official recommendations to the City.

The Peninsula Community Planning area encompasses about 4,409 acres (approximately 7 square miles) and is bounded by the Ocean Beach community (split off and founded in 1975) and the Pacific Ocean on the west and south, San Diego River Flood Control Channel and the Midway community on the north, and San Diego Bay and Port tidelands on the east. The Peninsula community is a highly urbanized community, comprised of a number of relatively distinct residential neighborhoods including: Ocean Beach Highlands, Point Loma Highlands, Loma Alta, Loma Palisades, Loma Portal, Fleetridge, Roseville, Sunset Cliffs, Wooded Area, La Playa and the former Naval Training Center renamed Liberty Station.

MEMBERSHIP SUMMARY

The PCPB has fifteen (15) elected board members in accordance with bylaws. General elections are held each year during the month of March in order to fill five (5) board member seats. There is no differentiation made in membership between residents, property owners, or business or non-profit owner/ operators, nor are there any seats specifically assigned for organizations. Demographic data of seated board members is available to the public on the PCPB website.

Board members documented in meeting minutes during the reporting period included Andrew Hollingworth (Treasurer), Angela Vedder (Second Vice Chair), Christine Smith, Cliff Graham, Cori Salcido (Secretary), Don Sevrens, Eric Law

(Chair), Fred Kosmo, Jacqueline Greulich, Javier Saunders, Kelsey Carter, Mandy Havlik (First Vice Chair), PJ Lucca, Sam Laub, and Will Hooper.

Two vacancies occurred following the accepted resignations of Will Hooper and Fred Kosmo.

On March 19, 2026, Dee Brown and Robert Jackson were elected members and Andrew Hollingworth, Angela Vedder, Cori Salcido, Eric Law, and Mandy Havlik were reelected.

ADMINISTRATIVE MATTERS

The PCPB held regular monthly board meetings on the **third Thursday of each month at 6:00 PM**, either in-person at the Point Loma/Hervey Branch Library (3701 Voltaire Street, San Diego, California 92107) or via Zoom. Zoom meetings are broadcast live for the public to view the proceedings.

Ten (10) regular meetings of the PCPB were held during the twelve (12) month period from April 2025 through March 2026. No meetings were held in August 2025 and December 2025. The Board conducted two **special meetings**:

- Special Board Vacancy Meeting (February 3, 2026)
- Emergency Budget Meeting (April 29, 2026)

Subcommittees

Standing and active subcommittees during the period included:

- Project Review Subcommittee
- Long Range Planning Subcommittee
- Traffic and Transportation
- Parks and Recreation
- Environmental
- Airport

Ad Hoc committees for the board include:

- PCPB Election

Appointments for the board include:

- ANAC Representative
- ANAC Alternate
- CPC Alternate

SUMMARY OF PCPB PROJECT REVIEW

Project review activity during the reporting period is summarized below in chronological narrative form.

On May 21, 2025, the Project Review Committee considered two coastal development proposals. The committee continued review of PRJ-1116462 at 4575/4577 Bermuda Avenue, a proposal to demolish two detached single dwelling units and a guest house and construct three new three-story homes, each with a detached accessory dwelling unit over a carport, after raising questions regarding FAR, building envelope, and height calculations. The committee also continued PRJ-1127900 at 310 San Fernando Street, involving demolition of an existing two-story single dwelling unit, to allow additional review time and a site visit.

On June 19, 2025, the PCPB approved PRJ-1130694 at 1161 Sunset Cliffs Boulevard by a vote of 11–4. That project involved a remodel and substantial first- and second-story addition to an existing one-story home, along with a new garage and second-story accessory dwelling unit and was discussed in part as supporting accessibility needs. At the same meeting, the Board approved PRJ-1116462 at 4575/4577 Bermuda Avenue by a vote of 9–2 with two abstentions after discussion of setbacks, parking, and recent City Council actions.

On September 18, 2025, the Board reviewed three projects. It approved PRJ-1125166 at 4425 Valeta Street, a wireless communication facility entitlement renewal for continued use of nine antennas and three RRUs with no proposed equipment increase or screening changes, by a vote of 9–5 with one abstention. The Board also approved PRJ-1132081 at 827 Rosecrans Street by a vote of 6 yes, 2 no, and 2 abstentions; that project involved a major remodel and addition to an existing single dwelling unit, including a new carport, lower-level conversion to an accessory dwelling unit, additional habitable area, and a new upper level. In addition, the Board approved PRJ-1115514 at 660 Tarento Drive by a vote of 9–5 with one abstention for construction of a one-story accessory dwelling unit on a site with an existing single dwelling unit.

On January 15, 2026, the Board approved PRJ-1120798, the Famosa Slough Alley Slope Restoration project, by a vote of 8–0 with one abstention. The project included minor slope repair and stormwater infrastructure improvements near the alley between Mentone and Montalvo adjacent to Famosa Slough, including a new inlet, storm drain, cleanouts, slope restoration, and a retaining wall. The Board also approved PRJ-1138103 at 1018 Novara Street by a vote of 5–3 with one abstention. That proposal called for demolition of an existing one-story home

and construction of a new two-story residence with an attached garage and an attached accessory dwelling unit beneath a covered outdoor living area.

On February 19, 2026, the Board recorded a second approval vote on PRJ-1138103 at 1018 Novara Street, approving the project 11–0 with two abstentions. At the same meeting, the Board approved PRJ-1124882 at 971 Amiford by a vote of 12–0 with one abstention. That project involved the addition and remodel of an existing one-story home, including both a first-floor addition and a substantial second-story addition.

On March 3, 2026, the Project Review Committee considered PRJ-1090692 at 4051 Voltaire Street, a proposed three-story mixed-use development with 39 apartment units and two retail spaces, and voted 3–2 to recommend approval after discussion of technical compliance, underground parking, and density concerns. On March 19, 2026, the full Board then approved the same project by a vote of 6–5 with one abstention.

On April 16, 2026, the Board agenda included PRJ-1136622 at 766 Rosecrans Street, a coastal development permit and lot split proposal. The agenda materials reflected a Project Review recommendation of 5–0, although a final Board vote was not found in the retrieved minutes.

SUMMARY OF NON-PROJECT PCPB ISSUES ADDRESSED

The Board addressed a range of community planning and policy issues including:

- Midway Rising redevelopment discussions and related legislative letters to include the Midway Rising Subsequent Environmental Impact Report (SEIR) and Traffic issue
- City budget and fiscal planning discussions, including a dedicated emergency session
- Sunset Cliffs resilience and coastal infrastructure planning
- Beach parking and coastal access policies
- Solid waste updates and municipal services coordination
- ADU Bonus Density Program
- The Point Loma Summer Concert series
- Implementation of an EBike education pilot program
- SANDAG's 2025 Regional Transportation Plan
- Opposition to SB79
- Peninsula CIP Priorities
- Famosa Slough Restoration
- 2025 Land Development Code Update

Additional recurring agenda topics included Government and agency reports from City Planning, Council District 2, Mayor Gloria's Office, SDPD, and Naval Base Point Loma.

CONCLUSION

The period from April 2025 through April 2026 reflected sustained activity by the Peninsula Community Planning Board, including:

- Regular and special meetings addressing key planning and policy issues
- Active engagement with development proposals and community concerns
- Ongoing coordination with City agencies and regional planning bodies
- Continued focus on coastal resilience, housing policy, and infrastructure planning

The PCPB remains committed to representing the Peninsula Community and providing informed recommendations to the City of San Diego.

Eric Law
Chairman, Peninsula Community Planning Board