



To: Peninsula Community Planning Board  
From: Andrew Hollingworth  
Date: May 15, 2026  
Regarding: Suggested Proposals to Make PCPB More Effective on Fast Developing Issues

**The Problem:** The full PCPB Board only meets once a month on the third Thursday of the month, which presents problems because PCPB has to take positions on fast developing issues which occur prior to its monthly meeting, and therefore limits PCPBs ability to represent the community before the city and council regarding these issues.

**Examples:** The following three pieces of legislation provide examples of substantial amendments which the PCPB could not react to in time to present its position.

**2027 Draft Budget.** There were five consecutive days of budget review hearings plus a hearing on the May revise to the budget prior to PCPBs monthly meeting. District 2's council representative did not attend any of the budget review hearings and therefore the community was not represented at these hearings. The May revise substantially amended the provisions of the draft budget.

**SB 958 (Weber).** This was the height limit CEQA exemption to allow Midway Rising to proceed. This cleared two senate policy committees before the PCPB was aware of it and could react and is now on the Senate Third Reading file. This was substantially amended in the Senate.

**SB1979 Implementation Plan.** This ordinance is currently pending and will designate specific trolley and bus stops as "transit-oriented development" areas under SB79 which opens up a half mile radius around these stops as eligible areas for SB79s bonus density provisions. The final TOT stops will be designated by SANDAG and are still under development.

**Constraint:** Council policy 600-24 states: "All committee and subcommittee recommendations must be brought forward in writing for a community planning group vote at a noticed public meeting. In no case may a committee or subcommittee recommendation be forwarded directly to the City as the official recommendation of the community planning group with a vote taken at a scheduled group meeting." It goes on to say "in accordance with the Brown Act section 54956. The chair of the community planning group or a majority of group members, may call a

special meeting. An agenda for a special meeting shall be specified as such, and shall be prepared and posted at least 24 hours before the time of the meeting as specified in the notice...”

**Proposals:**

- (1)** Waive sub-committee hearings on urgent items. The PCPB could waive subcommittee hearings on urgent matters and bring them directly to the full committee for review and a vote on a PCPB position at a special PCPB meeting. A plenipotentiary member could be appointed at the hearing to represent the PCPB before council, with authority to amend the PCPBs position as necessary to reflect amendments to the underlying matter as long as the amended position is consistent with the original intent of the PCPB on the matter.
- (2)** Rename the Tax and Fee ad hoc subcommittee the Tax, Fee, and Budget Standing Subcommittee and amend the PCPB bylaws to establish it as a standing committee rather than an ad hoc committee. The annual budget process is now year-round and includes tax, fee and budget cut proposals to fund the budget which also occur year-round. District 2 is now in competition with other districts for scarce budget authority as occurred in the 2027 budget where resources are now being reallocated from Districts 1,2,3,5,6,and 7 to districts 4, 8 and 9 to restore budget cuts. This committee would be subject matter experts on city finances.
- (3)** Upon the PCPB establishing a specific position on a matter, designate a plenipotentiary subject matter expert to represent the PCPB year-round before council and city staff regarding that area as long as their position is consistent with the intent of the PCPBs position on specific matters.