

## Meeting Notes [www.pcpb.net](http://www.pcpb.net)

Date / Time: 13 July 2016 / 5:45 PM  
Location: Point Loma Library / Hervey Branch Library  
3701 Voltaire Street, San Diego, CA 92107



# Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB)

### Board Member Attendance

Robert Goldyn	Absent
Jim Hare	Present
Jerry Lohla	Present
Laura Miller	Present
Julia Quinn	Present

### Guest Attendance

Jarvis Ross  
James Davisson  
Mark Krencik  
Korla Eaquinta

1. Parliamentary Items
  - a. Call to order 5:45 PM
  - b. Public Comment – [None]
  - c. Acceptance of Agenda—[Discussed without change]
2. Actions Deferred
  - a. Coordination of the 2016-2017 Committee Roster (Julia and Peter)
  - b. Coordination of Non-Board Member Seats (Korla and Jarvis)
3. Informational Items / Discussion
  - a. Discussion of 2257 Froude Street Appeal, Outcome and Issues

Mark Krencik outlined the matters discussed by the Planning Commission during the appeal hearing. He then provided the committee with his analysis of the vicinity of the project, comprising paired, 25'+25' frontage lots. When cleared, these lots will lead to more developments similar to the appealed project. He indicated that the Peninsula Community Plan, based on 1987 findings, declared this plan subarea to be in general disrepair. Mark referenced the Uptown Community Plan which contains a reference to "parcel accumulation", which could promote larger lots and development of more units, but with greater setbacks and design compatibility.

Jarvis Ross described the Planning Commission hearing and their disregard for issues raised in the appeal.

After discussion, the Committee generally agreed that the issues raised included

- The Peninsula Community Plan being out of date with regard to this neighborhood
- A possible proposal for additional study would be the a particular proposal supporting lot accumulation;
- Planning Commission process is an issue of concern

*The Long Range Planning Committee is a standing committee of the Peninsula Community Planning Board. It is established, and its business is conducted, pursuant to the PCPB bylaws and City of San Diego Council Policy 600-24. The Committee Chair is PCPB Board Member Robert Goldyn. [Contact: [robert.goldyn@gmail.com](mailto:robert.goldyn@gmail.com)].*

- Projects on Community Plan boundaries should be noticed to neighboring community planning groups.

#### 4. Action Items

##### a. 3144 Emerson Street

The committee reviewed the recent community issues related to 3144 Emerson Street.

Korla Eaquinta reviewed the background of ministerial approvals of overhigh structures, including the project at Ave. de Portugal. She said that the planning group should have a role in reviewing such structures.

Jerry Lohla reviewed in detail the Municipal Code height determination language and the coastal height limitation.

The group discussed community review of multifamily projects, and involving the Community Planning Chairpersons committee in the response to this project.

Mark Krencik presented background information on two proposals to the Peninsula Community Plan, which would [1] regarding measurement of particular height limitations within the multi-family zones of the Roseville area to achieve a maximum height of 30'-0"; and, [2] requiring that all multi-family dwelling proposals be subject to review by the PCP Board.

Jerry Lohla made a motion, which passed 4-0 among the committee members, to read: "The Long Range Planning Committee recommends to the PCP Board to request the City Council, Mayor, and City Attorney instruct the Development Services Department to correct the circular BLDG 5-4 (August,2013) to comply with Municipal Code Section 113.0270 (May, 2006)"

Jim Hare suggested that Mark Krencik's proposals be forwarded to the PCPB for consideration, likely as an information item, at the next Board meeting, so that they become a part of the community discussion. The committee voted 4-0 to do so.

#### 5. Meeting dates

Jim Hare reported that the Branch Librarian had been in contact with him regarding dates that the large community meeting room would be available for the committee, which include Wednesday other than the second Wednesday. The group generally agreed that a move to the first Wednesday would work. Jim said he would review with Robert Goldyn, and if there was no conflict he would obtain the room reservation and post a change in meeting schedule.

#### 6. Adjourn 7:25 PM