

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

Date / Time: 28 September 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)

### 1. LRP Committee Member Attendance

a. (RG) Robert Goldyn	<b>present</b>	LRP chair / PCPB 1 <sup>st</sup> vice-chair
b. (JL) Jerry Lohla	<b>present</b>	PCPB member
c. (JH) Jim Hare	absent	PCPB member
d. (JQ) Julia Quinn	<b>present</b>	PCPB member
e. (LM) Laura Miller	<b>present</b>	PCPB member
f. (PN) Peter Nystrom	<b>present</b>	PCPB member
g. Jon Linney	absent	Ex-Officio member / PCPB chair
h. (JR) Jarvis Ross	<b>present</b>	Community member
i. (KE) Korla Eaquinta	<b>present</b>	Community member

### 2. Guest Attendance

- a. Mark Krencik PCPB member
- b. Robert Jackson

### 3. Parliamentary Items

- a. Meeting called to order by chair (Robert Goldyn) at 5:42pm.
- b. August meeting minutes approval – motion by LM; second by JR; motion passes.

### 4. Informational Items / Discussion

- a. 3144 Emerson Street
  - i. Stop work order issued to project was for non-compliance with FAR. Major community concern was the project height.
  - ii. Discussion on current status of project. KE noted that ‘For Sale’ signs have been posted at the property.
  - iii. Discussion on other active properties in regards to similar community concerns (Garrison and Evergreen / Jarvis Street)
- b. Peninsula Height Limit Amendment
  - i. Due to the protest at the August PCPB meeting, this item will be added back onto the October PCPB agenda. City Council meeting is scheduled for October 24<sup>th</sup>, where this item will come before staff. PCPB can make an action and send to the City for consideration. PCPB should consider action for the Community Plan to be coordinated to align with City Amendment.

### 5. Community Plan Amendment Items

#### a. Special Overlay Zones for certain areas

- i. **Historical** – Roseville may be a neighborhood we would like to preserve for historic character. Historic Trees may benefit from an overlay zone in certain areas of the community. Bruce Coons may be a good source for collaboration.
- ii. **Height Limit** – Amendment currently in process for the RM zones.
- iii. **FAR** – Ocean Beach has a .70 FAR; Peninsula has a range of FARs dependent on zone. Potential for overlay zone abutting other communities to match or align with their FARs as a transitional area. Potential for FAR restrictions in certain areas (higher density areas).
- iv. **Parks and Recreation** - Potential for overlay zone to increase or preserve community park area. Opportunities to allow for street closures.
- v. **Parking** – high impact parking areas may benefit from an overlay zone that requires higher rate of off-street parking.

**b. Affordable Housing / Densification**

- i. Homelessness, Affordable Housing, and Densification are major items in the Peninsula to maintain in discussion for Long Range Planning.
- ii. Jerry Lohla expressed interest to provide presentation on Affordable Housing to PCPB at November meeting.
- iii. Peninsula Community currently has a large deficit of affordable housing.

**c. Traffic / Transportation / Parking**

- i. "Pete's bypass" – bypass recommended for non-destination traffic at midway.
- ii. Busses servicing high-tech high along Rosecrans congest traffic during peak hours.
- iii. Busses stopping near Ralph's on Rosecrans congest traffic during peak hours.
- iv. Bicycle paths and plans should be reviewed and coordinated with major arteries and with what is actually able to be constructed on existing infrastructure. PN provided alternate bike route along Rosecrans that should be reviewed for updates to the Master Bikeway Plan. PN recommended Nimitz to become a class 1 bicycle path.
- v. Parking – Potential to review parking calculations in relation to parking ratios, quantity of bedrooms, and classification of dens.

**d. Regulatory Amendments**

- i. Mandatory Design Review for certain zones / areas. Focus would be on multi-family development due to project area and height requirements.
- ii. Proximity Regulation for Multiple Planning Areas. Where projects fall on the border between multiple planning areas, the project should come before both planning groups for review and comment. Froude Street project is an example that should have come before the PCPB and OBPB. The Hospital / International School project is an example of a project that came before multiple planning groups.
- iii. Parcel Consolidation – Potential to combine parcels in certain areas to increase off-street or shared parking.
- iv. Retaining Walls and Setbacks – Recommendation to review retaining wall and setback requirements. Potential to provide greater restrictions near the property line.

**6. Next steps**

- a. LRP Committee members to review Amendment Items listed above and draft rough outline of information and process forward to amendment of item in the Community Plan. LRP meetings will focus on ONE of the above FOUR topics at each meeting in order to focus and coordinate the effort.

**7. Meeting adjourned at 7:10pm.**

*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].*