

Meeting Notes www.pcpb.net

Date / Time: 26 October 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	present	LRP chair / PCPB 1 st vice-chair
b. (JL) Jerry Lohla	absent	PCPB member
c. (JH) Jim Hare	absent	PCPB member
d. (JQ) Julia Quinn	present	PCPB member
e. (LM) Laura Miller	absent	PCPB member
f. (PN) Peter Nystrom	absent	PCPB member
g. Jon Linney	absent	Ex-Officio member / PCPB chair
h. (JR) Jarvis Ross	present	Community member
i. (KE) Korla Eaquinta	present	Community member

2. Guest Attendance

- a. Mark Krencik PCPB member
- b. Nicole Burgess

3. Parliamentary Items

- a. Insufficient quorum in attendance; Discussion occurred of distributed agenda items.
- b. August meeting minutes approval – postponed due to insufficient quorum.

4. Informational Items / Discussion

- a. Peninsula Height Limit Amendment
 - i. City Council meeting occurred October 24th, where the amendment passed with a vote of 8 to 1. City is reviewing definition of grading in relationship to retaining walls.
 - ii. PCPB should consider action for the Community Plan to be coordinated to align with amendment. Additional notation should be added to make strong 30' limit to include all deviations (chimneys, flues, railings, etc.). Proposition D currently has a strong 30' limit, where the city zoning ordinance allows for such deviations.
- b. Regional Housing & Economic Impact Analysis
 - i. Report prepared for the San Diego Regional Chamber of Commerce in July 2016.
 - ii. Study focused on the relationship between the housing market and the San Diego regional economy. There is a housing shortage currently; Result will be a continuation of higher housing costs (sale & rental) fostered by inability to bring to market new housing unit types.
 - iii. Discussion on density and how we prepare for density as a community.
- c. Senate Bill 1069 – Accessory Dwelling Units
 - i. Senate Bill 1069 was approved by CA Governor on September 27, 2016.
 - ii. Bill recognizes accessory dwelling units (also known as granny flats) and declares that allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock, and are an essential component of housing supply in California.
 - iii. Bill alleviates or lessens some of the burdens (parking, permits, fees, etc.) placed on development of the accessory dwelling units.
- d. SANDAG Transit Ballot Measure – Proposition A
 - i. SANDAG has placed this measure on the ballot and it would create a new ½ cent tax (for 40 years) to help expedite several defined 2050 Regional Transportation Plan (RTP) projects. Projects would be expedited to a completion of within 15 years.
 - ii. The projects and the breakdown of the money to be spent are as follows:
 - 1. Active Transportation, 3%
 - 2. Open Space, 11.1%
 - 3. Highways and GP connectors, 3.4%
 - 4. Managed Lanes, HOV Lanes and HOV Connectors, 10.8%

5. Transit Capital and Operations, 41.7%
6. Local Infrastructure Projects Program, 24%
7. Arterial Traffic Signal Synchronization Program, 1%
8. Rail / Local Road Grade Separation Grant Program, 5%

5. **Action Items (discussion due to insufficient quorum – no actions taken)**

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.
 1. Potential areas are Roseville, avenida de Portugal, and areas of older bungalow development.
 2. Owners would have tax incentives for retaining and maintaining historic properties.
 3. Historic Districts would help maintain Peninsula character.
 4. Historic trees – preservation of existing and larger trees would help maintain climate action goals, reducing heat island effect.
- ii. **Height Limit** – Amendment currently in process for the RM zones.
 1. PCPB should consider action for the Community Plan to be coordinated to align with amendment.
 2. Additional notation should be added to make strong 30' limit to include all deviations (chimneys, flues, railings, etc.). Proposition D currently has a strong 30' limit, where the city zoning ordinance allows for such deviations.
- 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).
 1. LRP team should consider refining and reviewing potential zone boundaries and edges. Walking on the transition line between OB and Peninsula would help provide perspective of transition currently in place, or lack thereof.
- iv. **Parks and Recreation** - Potential for overlay zone to increase or preserve community park area. Opportunities to allow for street closures.
 1. LRP recommendation for team to review community plan as starting point.
 2. Peninsula currently has a deficit of parks; opportunities to add park land would be beneficial to the community.
- v. **Parking** – high impact parking areas may benefit from an overlay zone that requires higher rate of off-street parking.
 1. Potential areas for review would be Roseville and the OB and Peninsula boundary line.
 2. LRP team should consider refining and reviewing potential zone boundaries and edges.

6. **Next steps**

- a. LRP Committee members should review Amendment Items listed above and draft rough outline of information and process forward to amendment of item in the Community Plan.
- b. LRP November 23, 2016 meeting cancelled due to Holiday. Potential for November meeting is available considering committee attendance for location at Loma Riviera Clubhouse.

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].