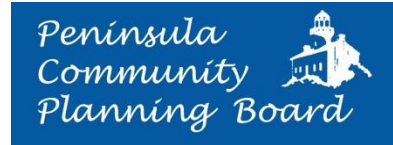


Meeting Notes www.pcpb.net

Date / Time: 24 May / 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)

LRP 2016 Committee Member Attendance

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

Guest Attendance

- i. Mark Krencik

1. Parliamentary Items

- a. Call to order at 5:48 PM
- b. April Meeting Notes approval – Moved RG Second JH, Approved 5-0.

2. Non Agenda Public Comment

- a. KE advised of funding for the Canyon Street Park and beginning of the public process for the design

3. Informational Items / Discussion

a. PCPB Board Meeting Review: JR reminded of his ongoing concern of the appointed Planning Commission overturning recommendations of the elected community planning groups.

b. Community Plan Review: RG discussed the while many of the zoning provisions of the Peninsula Community Plan remain valid, that there is a need to update the characterization of neighborhoods in support of project reviews.

4. Action Items (Action not required to be taken)

a. Housing Affordability/Housing Commission Presentation: The committee discussed the presentation of Housing Commission Staff at the April PCPB meeting, with agreement that it was primarily general background on the role and product of the Commission. JL began a discussion to propose action on providing workforce housing in the community. He characterized such housing as being subject to income qualifications, which result in neighborhoods of essential community professionals such as teachers, emergency service providers and tradesmen. Mariner's Cove is an example of such housing constructed in the past. He further explained how the sources of funding the management model of long term holding of such properties make them well suited to contribute to high value communities. JL closed by saying that the committee should recommend that the PCPB should declare its support for such workforce housing development within the Peninsula Community. The committee discussed the approach to making such a proposal. On motion of JL seconded by KE, the committee voted 5-0 to direct a preparation of a letter by JL to be edited by RG in support of workforce housing within the Peninsula Community, to be submitted for the June PCPB meeting.

b. Review of Roseville Field Walk The committee had a general discussion of the May 23 field trip within the Roseville neighborhood. Noted were the slight incline of the neighborhoods upwards from Rosecrans, the pockets of the area where multi-story multi-family buildings are predominant, and the mixed street fronts where both multi-family and small older single family are both present. This discussion related to action on item 'c', below.

c. Regulatory Amendments Review: JH reviewed working papers on Height and Bulk in the Roseville Neighborhood and on Map Waivers which had been sent to committee members in advance of the meeting. The primary concept behind the height and bulk proposal was a requirement for design review on projects that would maximize height or floor area ratio. JH advised that the proposal would address the size of projects and the fact that many multifamily projects are ministerial. The proposal would allow that process to continue for projects of a somewhat reduced scale and height. MK assisted with edits to the working paper and description of the neighborhood boundaries. He also made observations on how the reduced dimensions would influence the design of projects which would not be subject to PCPB review. After further discussion, the committee determined to move forward with the height and bulk proposal and defer the map waiver paper for further discussion. On motion of RG second by KE, the committee voted 5-0 to forward the height and bulk proposal to the PCPB, with an overview of the process used in its formulation and subject to the edits discussed.

5. Next steps

- a. PCPB 06.15.2017
- b. LRP 06.28.2017

6. Meeting adjourned at 7:10 PM.

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].