



Mission of the Subcommittee

It is the mission of the Long Range Planning Subcommittee, “to assess community trends and cumulative issues, initiate public discussion, consider possible responses, and make pro-active recommendations to the Board for actions to interpret, to implement and, as may prove necessary, to amend the Peninsula Community Plan.”

The Peninsula Community Plan

There is good reason to push for the update of the Peninsula Community Plan. However, the time which will be needed to elevate the priority of the update and the number of years it would take to complete the revisions, environmental processing, adoption, and Coastal Commission certification places the outcome of such an effort well into the future under the best of circumstances.

In the meantime, the current plan continues to provide a serviceable depiction of uses, zones and objectives. Per the PCPB bylaws, the existing plan is a primary source of the Board’s authority.

The Subcommittee’s Approach and Process

Based on its mission and the state of the community plan, the Long Range Planning Subcommittee has taken the view that targeted updates to the plan, to the implementing zoning, and to the project review process hold the greatest hope for effectively addressing the immediate development challenges faced by the community. To organize its work, the subcommittee has taken the following steps:

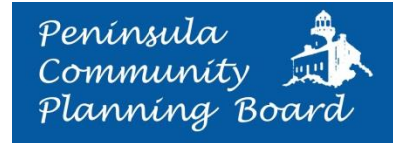
- Reviewed the meeting notes of the subcommittee and the PCBP minutes over the past two years to distill a listing of planning issues large and small;
- Sought to group and find relationships in these issues; and,
- Conducted exercises to prioritize the issue list [attached].

Working forward from these outcomes, the subcommittee has begun to produce proposals for PCPB policies and actions, working to address the highest priority items first. The subcommittee sees these separate actions as ultimately being packaged for action by the City. Although the policy adoption would include PCPB approval of the action letter to the City, the letters would be reserved for submittal as a batch.

The subcommittee meetings are fully publicized and noticed. Nevertheless, the effort to identify priorities and craft proposals was conducted with limited external input. Any proposal coming from the subcommittee absolutely needs broader public discussion by the PCPB and the public. We think this process is well served by forwarding the recommendations one issue at a time as a concise agenda item. We hope that this will help to focus the Board’s discussion and allow broader public input leading the PCPB to accept, mold or reject our product.

Prioritization Notes www.pcpb.net

Date / Time: 22 February / 5:45 PM
 Location: Point Loma Library / Hervey Branch Library
 3701 Voltaire Street, San Diego, CA 92107



PRIORITY SELECTIONS AND ITEM DISCRIPTIONS	Round 2 Markers	Round 1 Markers
<i>Highest Overall Priority [Most Markers Received]:</i>		
Requirement for Design Review [Regulations] <ul style="list-style-type: none"> Mandatory design review for certain zones and areas Review of project size and height 	6	5
<i>Other High [Round 2 Markers; Multiple Round 1 Markers]:</i>		
Housing Affordability and Density [Housing]	3	6
Height Limit Overlay Zone [Overlays] <ul style="list-style-type: none"> Community Plan alignment with RM Zones 2016 Amendment 	3	3
Ministerial vs Discretionary Review [Regulations] <ul style="list-style-type: none"> Amend process criteria Review existing wall re-use standards Tentative Map Waiver process 	2	4
Parking Requirement Review [Transportation] <ul style="list-style-type: none"> Parking ratios Definitions for parking calculations [bedrooms, etc.] 	1	5
<i>High Category Markers [Multiple Markers]:</i>		
Commute Coordination with Navy [Transportation]	0	3
State Accessory Unit Legislation [Housing]	0	3
Coastal Zone Expansion [Overlays]	1	1
Historic Overlay Zone [Overlays]	0	2
Parking Overlay Zone [Overlays]	0	2
<i>Other Items Considered [0-2 Markers in Round 1]:</i>		
Park and Recreation Overlay Zone [Overlays]	0	1
Pete's Bypass [Transportation]	0	1
FAR Overlay Zone [Overlays]	0	0
Bus Traffic Hi Tech High [Transportation]	0	0
Bus Stops Nimitz / Rosecrans [Transportation]	0	0
Coordination of Bicycle Plans [Transportation]	0	0
Homelessness [Housing]	0	0
Proximity Review Standards [Regulations]	0	0
Parcel Consolidation [Regulations]	0	0
Bike Facilities [Regulations]	0	0
Retaining Walls and Setbacks [Regulations]	0	0
New Use Types [Regulations]	0	0