

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

Date / Time: 28 June / 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 1<sup>st</sup> vice-chair
- b. (JL) Jerry Lohla *present* PCPB member
- c. (JH) Jim Hare *present* PCPB member
- d. (JQ) Julia Quinn *present* PCPB member
- e. (LM) Laura Miller *absent* PCPB member
- f. Jon Linney *present* Ex-Officio member / PCPB chair
- g. (JR) Jarvis Ross *present* Community member
- h. (KE) Korla Eaquina *present* Community member

#### Guest Attendance

- i. Marian D'Angelo
- j. Dakota Wine

#### 1. Parliamentary Items

- a. Call to order at 5:45 PM
- b. May Meeting Notes and Field Tour Notes approval – Moved JL Second KE, Approved 5-0 [JQ Abstain/Absent].

#### 2. Non Agenda Public Comment

- a. M. D'Angelo asked if the Coastal Commission action on the height limitation ordinance was moot, which lead to discussion of the process; she also spoke about lift parking spaces, which was subsequently discussed during the Action Items portion of the agenda.
- b. JQ reported that the Map Waiver for Emerson Street was approved by the hearing officer, which lead to discussion of the process of appeals and how the direction of the PCPB in opposition can constitute the basis of an appeal filing on behalf of the Board.
- c. KE reported on the status of the Garrison Landing project, which lead to conversation regarding the processing of the 30' zoning amendment within the Coastal Zone.

#### 3. Informational Items / Discussion

- a. **PB EcoDistrict:** Discussion on this matter was trailed to a future date.
- b. **Housing SD Plan / Housing Affordability:** RG recapped the positives from the Board's action to support affordable housing. JL explained that affordability varies by income level, and that the intention is to encourage workforce level housing. JR and JL made comments detailing inclusionary housing and the process of paying an in lieu housing fee, with the conclusion that the in lieu fee is inadequate to contribute the needed number of units. RG spoke about upcoming housing workshops.

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

a. **PCPB Meeting Review:** JH announced that the Mobility Study for the Midway – Pacific Corridor Community Plan has been released and that the plan documents will be important to the Peninsula community. The group discussed coordinating the review of the Midway Plan EIR with the Traffic and Transportation Committee and, possibly, the Ocean Beach Planning Board. The possibility of a joint committee meeting in October, during the EIR review period was discussed.

b. **Regulatory Amendments Review:** JH credited the District 2 Council Rep for his comments regarding possibly expanding the scope of CPIOZ review within the Height and Bulk proposal discussion at the last PCPB meeting, and presented a working paper embodying some possible criteria. The discussion touched on lifts and tandem parking, residential parking permits, roof configurations and decks, storage requirements, and preserving frontage for on-street parking. The group generally

opposed the parking lifts in particular. Discussion of any particular permitting differences between for sale and rental multifamily buildings will need some additional research. JH took responsibility to do further research and revise the working paper based on the discussion. JH also said that the Map Waiver working paper should be held back pending Mark Krencik being able to add comments. The group next reviewed the working paper regarding community plan “boundary” projects. With the refinement to have the policy proposal address projects adjacent to the boundary or sharing a common street frontage, the matter was ready to forward to the Board. JH so moved, JQ second, 6-0.

**5. Next steps**

- a. PCPB 07.20.2017
- b. LRP 07.26.2017

**6. Meeting adjourned** at 6:55 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](mailto:robert.goldyn@gmail.com)].*

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