

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

Date / Time: 26 July / 5:00 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  | <i>present</i> LRP chair / PCPB 1 <sup>st</sup> vice-chair |
| b. (JL) Jerry Lohla    | <i>present</i> PCPB member                                 |
| c. (JH) Jim Hare       | <i>present</i> PCPB member                                 |
| d. (JQ) Julia Quinn    | <i>present</i> PCPB member                                 |
| e. (LM) Laura Miller   | absent PCPB member   |
| f. Jon Linney          | absent Ex-Officio member / PCPB chair                      |
| g. (JR) Jarvis Ross    | absent Community member                                    |
| h. (KE) Korla Eaquinta | absent Community member                                    |

### Guest Attendance

- i. Mark Krencik
- j. Janet Axtater
- k. Glenn Betts

### 1. Parliamentary Items

- a. Call to order at 5:00 PM
- b. June Meeting Notes approval – Moved RG Second JH, Approved 4-0

### 2. Non Agenda Public Comment

- a. None.

### 3. Informational Items / Discussion

- a. **PB EcoDistrict:** Discussion on this matter was trailed to a future date.

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

**a. PCPB Meeting Review:** RG showed and reviewed a property listing of lots left unmerged per the City's attempts to merge single-owner adjacent parcels in the early 1980's. The committee agreed that it would be good to know of such cases within the Peninsula CP area. Later in the meeting, the committee was joined by the neighbors of the Jennings Street parcels [Axtater and Betts] and engaged in a discussion of the planning group decision, project process, engineering standards which will be applied to the project, and the city merger list. [No motion or vote.]

#### **b. Regulatory Amendments Review:**

[i.] JH presented an update of the map waiver proposal, amended to include specific process questions for DSD. In light of the Emmerson Street discussion at the PCPB meeting, an added thought would be for the policy to include a directive to appeal projects which had not appeared before the PCPB prior to the map waiver submittal.

[ii.] Regards additional criteria which might be proposed for a community plan amendment relating to CPIOZ in Roseville, Krencik pointed out that the R 2-4 zone has a FAR standard of .7, to be applied only in Ocean Beach and Peninsula, in support of the FAR standard in the proposal in the amendment approved by the PCPB in June. There was also conversation regarding a hard threshold for requirement discretionary review, based on the number of dwellings or net density of the project.

[iii.] The committee also discussed the limitation of height in commercial and mixed use zones within the Roseville area. These areas have higher citywide zoning height limits – up to 60' – which would allow buildings up to 40' within the coastal height limitation areas by use of grade manipulation. There was uncertainty as to what policy response to this condition was warranted. JH indicated that he would do update proposals on these matters for consideration at the August committee meeting.

[All items i. – iii.: No motion or vote.]

**5. Next steps**

- a. PCPB [Dark in August]
- b. LRP 08.23.2017
- c. PCPB 09.21.2017

**6. Meeting adjourned** at 6:00PM for lack of quorum.

*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].*

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