

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

Date / Time: 27 September 2017 / 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 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	absent	PCPB member
d. (JQ) Julia Quinn	<i>present</i>	PCPB member
e. Jon Linney	absent	Ex-Officio member / PCPB chair
f. (JR) Jarvis Ross	<i>present</i>	Community member
g. (KE) Korla Eaquinta	<i>present</i>	Community member

### 1. Parliamentary Items

- a. Call to order at 5:42 PM
- b. August meeting notes approval – Moved KE, Second BG, Approved unanimously.

### 2. Non Agenda Public Comment

- a. RG was in attendance at the CPC meeting on Tuesday evening. Reported that there were two main items on the agenda that were discussed. **FIRST**, was **affordable housing regulations**. In January, 4 bills (AB 2501, AB 2442, AB 2556, and AB 1934) went into effect that amended the States mandatory density bonus, requiring that the city update its current regulations. In addition staff was proposing additional modifications in an effort to further incentivize affordable housing units. **SECOND**, was the 11<sup>th</sup> update to the Land Development Code. The CPC adhoc subcommittee made numerous recommendations that were discussed and motioned.
- b. KE commented on Tentative Map Waivers. Discussion was trailed until agenda action item.
- c. JR commented on frustration that Planning Boards / Groups were elected officials and that the Planning Commission members were appointed officials.

### 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. **Single Owner Adjacent Parcels**: Team reviewed DRAFT letter and exhibits to recommend support of lot consolidation of any parcel or unit of land that does not conform to standards for minimum parcel size under the applicable zone when lots / parcels have common ownership. Motion by JQ, second by JL, to move letter to the board, with addition of addressee to the City Attorney. Motion passed unanimously.
- b. **Tentative Map Waivers**: JH drafted background information and proposal to establish an outreach process via the development services department to encourage voluntary review submittals for multi-family projects prior to issuance of city permits, and adopt a PCPB policy of supporting TMWs for such projects. Team had discussed and noted concerns that the PCPB should also have option to decline such projects if they remain unfavorable for the community. Motion by JL, Second by KE, to have two items brought to the next PCPB meeting. **FIRST**, a preparation of a DRAFT letter to the City stating PCPB intention to incentivize such projects come before the PCPB during design, with incentive that the board is more likely to approve such projects, and enact a PCPB policy to better support such projects if they come before the board during design. **SECOND**, the PCPB would recommend to the City to add a note on a development bulletin to encourage projects to come before the planning board during the design process. Motion was passed unanimously.

- c. **STVRs / Short Term Occupancy Use:** These items are intended to come to vote before City Council end of October. Intention is for the PCPB to have option to provide recommendation on the item prior to the Council vote. LRP committee discussed pros and cons of three ordinance options presented by the city, ordinance presented by Councilwomen Bry, and ordinance presented by councilman Cate. LRP committee could not come to consensus on the issue and was not in full support of any of the ordinances. Motion by JL, second by KE, to reach out to City to see if they are able to have a staff member come to the next PCPB meeting to present a brief summary of all five ordinances to allow the PCPB a chance to make a motion if desired on the topic to provide a recommendation to the City prior to Council vote. Motion was approved unanimously.
- d. **50% existing wall re-use:** LRP discussed intention to discuss this topic next LRP meeting. RG encourage LRP members to do their research and come prepared to discuss and propose action on the topic.

**5. Next steps**

- a. PCPB 10.19.2017
- b. LRP 10.25.2017

**6. Meeting adjourned** at 7:00PM.

*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].*