

Meeting Notes www.pcpb.net

Date / Time: 25 October 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 2017 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 *present* PCPB member
- e. Jon Linney absent Ex-Officio member / PCPB chair
- f. (JR) Jarvis Ross *present* Community member
- g. (KE) Korla Eaquinta *present* Community member

Guest Attendance

- h. (MK) Mark Krencik
- i. Stewart Smith

1. Parliamentary Items

- a. Call to order at 5:40 PM
- b. September Meeting Notes approval – Moved JL Second RG, Approved 4-0, JH abstaining

2. Non Agenda Public Comment

- a. JR expressed continued concern for the non-elected Planning Commission overturning actions of elected planning groups.
- b. KE reported on the Canon St. park “artist office hours” conversations.

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:

- i. RG asked JH to finalize the Map Waivers letter for signature by the PCPB Chair.
- ii. The action on the lot consolidation matter and the Jennings Street reconsideration were discussed.
- iii. The group also discussed the complexity of the short term vacation rentals issue, with several competing proposals and recent City Attorney review issues; JR shared his public comment statement to the City Council on the matter.
- iv. In light of future PCPB meeting dates and holiday conflicts, the committee also discussed the completion of priority tasks before the end of the Boardmembers terms in February 2018. The committee determined to not have meetings on the scheduled dates in November and December, but to continue work on the CPIOZ standards [discussed below] by email so that they may be presented at the November PCPB meeting.
[Consensus concurrence to the meeting adjournments for November and December; no motion or vote on other items above]

b. Regulatory Amendments Review:

- i. **CPIOZ Standards** – As part of the effort to finalize priority items, the committee discussed proposals for additional CPIOZ standards for the Roseville Height and Bulk amendment proposal. JH reviewed that previous discussion had centered on roof deck limitations; tandem/lift parking, on-street parking, and design compatibility with neighboring historical candidate properties. MK also raised the matter of potential heights on commercial

properties and locations not subject to the new RM zone 30' limitation [This comment triggered the need to research the status of the Coastal Commission regarding their approval of the City's zoning amendment]. MK also brought up zero side yard standards in RM zones, and a possible standard calling for pitched roofs. JH proposed that he redraft the issue paper on the CPIOZ standards to incorporate this discussion, and circulate it via email so that the committee proposal could be made at the November PCPB meeting. JH also said that he would confirm Coastal Commission approval of the height limitation ordinance.

- ii. **Nonconforming Remodeling Standards** – As raised at a previous meeting, the committee discussed standards for remodeling of homes with nonconforming setbacks. JH had pulled the code section and MK talked about the process used by DSD in reviewing such cases. Stewart Smith shared his experience with DSD and code enforcement at 4430 Granger. MK recalled that the City's code monitoring team had made proposals to change these regulations, and the committee agreed that looking into those proposals may provide guidance for action by PCPB.

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

5. Next steps

- a. PCPB 11/16/17
- b. PCPB 12/21/17
- c. PCPB 1/18/18
- d. LRP 1/24/18
- e. PCPB 2/15/18

6. Meeting adjourned at 6:55PM

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].