

PCPB Meeting Agenda

Date / Time: 16 November 2017 / 6:30 - 9:00 PM
 Location: Point Loma Library / Hervey Branch Library
 3701 Voltaire Street, San Diego, CA 92107



Parliamentary Items	
*6:30 – 6:45	1. Agenda: Approval of agenda (Items subject to change) 2. Meeting Minutes: Approval of October PCPB meeting minutes 3. Secretary's Report: Margaret Virissimo 4. Treasurer's Report: Patricia Clark 5. Chair's Report: Robert Goldyn (PCPB vice chair)
Non-Agenda Public Comment	
*6:45 – 7:00	Two (2) minutes each speaker (please complete a speaker slip and hand to Chair).
Government Reports (representatives as in attendance)	
*7:00 – 7:15	Government, agency, and community organization reports from representatives, inclusive but not limited to Mayor's Office, City Council District II, City Planning Department, Police Department, and OBPB , as they are in attendance.
Action Items (New / Old Business) (see attached exhibit for action item descriptions)	
*7:15 – 7:45	1. Short Term Vacation Rentals / Short Term Occupancy / Home Sharing Use – <i>City Council District II Representative and OBPB Representative</i> 2. 3424 and 3434 Jennings Street CDP (action to renew action on project) – <i>PCPB</i> 3. 3424 and 3434 Jennings Street CDP (contingent on Action Item #2 approving motion to renew action on said project) – <i>Applicant: Davin McLaughlin</i> 4. PCPB and OBPB Ad Hoc Committee – <i>PCPB</i>
Information Items (5-10 minutes each item or at discretion of chair)	
*7:45 – 8:00	1. West Mission Bay Drive Bridge Project – Project includes replacement of the existing bridge. (City of San Diego PWD). 2. AC Water Group 1043 Project – Replacement of approximately 1.74 miles (9,193 feet) of water distribution lines. The project is located in Council District 2, within the PCPB. Construction is scheduled May 2018 – May 2019. (City of San Diego PWD).
Action Items (see attached exhibit for action item descriptions)	
*8:00 – 8:45	5. Incentive-Base Zoning Proposal for Coastal Development – Citizens for Responsible Coastal Development (CRCD). 6. Villa Famosa CDP & SDP – <i>Applicant: Drew Hubbell</i> 7. Montalvo Residences SDP & TM – <i>Applicant: Scot Frontis</i> 8. Fenelon Street Map Waiver – <i>Applicant: Antony Christensen</i> 9. Miller CDP – <i>Applicant: Mark Duncan</i> 10. Continuation of ANAC Subcommittee – <i>Fred Kosmo</i> 11. Roseville Height and Bulk CPIOZ Proposal – <i>Jim Hare</i> 12. Subcommittee Community Membership – <i>Brad Herrin & David Dick</i>
Subcommittee, Ad Hoc Committee, and Liaison Reports	
*8:45 – 9:00	1. Airport Authority: Fred Kosmo 2. Traffic and Transportation: Brad Herrin 3. Long Range Planning: Robert Goldyn 4. Parks and Recreation: Don Sevens 5. Project Review: Mark Krencik 6. NTC / Liberty Station: Patricia Clark 7. Code Compliance: Julia Quinn 8. Midway Community Planning Group: Jim Hare (Liaison) 9. Governance Ad Hoc: David Dick (Ad Hoc)

***NOTE** – Times as listed on the agenda are approximate and provided for the purpose of framing out when specific items may be discussed during the course of the entire meeting.

Peninsula Community Planning Board

1220 Rosecrans Street. PMB 549, San Diego, CA 92106

www.pcpb.net
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Action Item Description	
*7:15 – 7:45 & *8:00 – 8:45	<ol style="list-style-type: none"> 1. Short Term Vacation Rentals / Short Term Occupancy / Home Sharing Use – Review of DRAFT ordinance by Councilmember Bry and supported by Councilmember Zapf regarding Short Term Vacation Rentals (STVRs). Ordinance is anticipated to come before City Council for a vote later in the year. <i>City Council District II Representative.</i> Summary of Ocean Beach Planning Board (OBPB) actions and process regarding STVRs. <i>OBPB Representative.</i> This action is an opportunity for the PCPB to take a position and/or provide comment on the numerous ordinances scheduled to appear before City Council later in the year. 2. 3424 and 3434 Jennings Street CDP (action to renew action on project) – Review of PCPB operating procedures and discussion / action to bring said project back to the board for renewed action. <i>PCPB</i> 3. 3424 and 3434 Jennings Street CDP (contingent on Action Item #2 approving motion to renew action on said project) - Project No. 545756, 3424 and 3434 Jennings Street, Zone RS-1-7. Coastal Development Permit for the construction of two single dwellings totaling 4,894 SF on two contiguous lots totaling 0.17 acre. Coastal (non-appealable) Overlay Zone. <i>Applicant: Davin McLaughlin.</i> 4. PCPB and OBPB Ad Hoc Committee – Recommendation to reinstate PCPB and OBPB Joint Ad Hoc Committee to resolve and discuss mutual concerns of both communities. <i>PCPB.</i> 5. Incentive-Base Zoning Proposal for Coastal Development – Coastal development proposal to address issues of “mansionization” and promote alignment with our Community plans. Citizens for Responsible Coastal Development (CRCD). 6. Villa Famosa CDP & SDP - (Process 3) Project No. 535706, 2727-2745 Camulos Drive, Zone RM-3-7. Coastal Development Permit and Site Development Permit for the construction of a new 2-story 6-unit apartment building “C” over parking structure, relocate existing 2-story 4-unit apartment building “B” and remodel of existing 2-story 4-unit apartment building on a 16,500 SF site. Coastal (appealable) and State Coastal Commission Overlay Zones. <i>Applicant: Drew Hubbell.</i> 7. Montalvo Residences SDP & TM - (Process 4) Project No. 444915, 4472 Montalvo Street, Zone RM-3-7. Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, 3-story detached residential dwelling units with a combined total of 8,283 SF on a 0.143 acre site. <i>Applicant: Scot Frontis</i> 8. Fenelon St. Map Waiver - (Process 3) Project No. 568174, 3020-3026 Fenelon Street, Zone RM-3-7. Map Waiver for the creation of four residential condominium units under construction. <i>Applicant: Antony Christensen.</i> 9. Miller CDP - (Process 3) Project No. 547533, 1303 Sunset Cliffs Blvd., Zone RS-1-7. Coastal Development Permit for the remodel and addition to an existing single family residence and construction of a companion unit over new detached garage totaling 5,391 SF. Coastal (appealable) Overlay Zone. <i>Applicant: Mark Duncan.</i>

	<p>10. Continuation of ANAC Subcommittee – Recommendation to the PCPB by approved motion of its Airport Committee to support a letter signed by the Board addressed to SDCRAA in support of continuation of the ANAC subcommittee to ensure community outreach and input. <i>Fred Kosmo on behalf of Airport Committee.</i></p> <p>11. Roseville Height and Bulk CPIOZ Proposal – Recommendation to the PCPB by its LRP Committee to support and add to a previously PCPB approved letter for Height and Bulk in the Roseville neighborhood a further amendment of the Peninsula Community Plan to contain a listing of criteria for the review of projects subject to CPIOZ review. <i>Jim Hare on behalf of LRP Committee.</i></p> <p>12. Subcommittee Community Membership – Recommendation to appoint Paul Grimes as Community Member to the Traffic and Transportation Subcommittee and recommendation to appoint Jarvis Ross and Korla Eaquinta as Community Members to the Governance Ad Hoc Committee. “Community members must be recommended to the planning board by the subcommittee chair and appointed by the planning board.” “Community members, especially those with expertise may be added to a subcommittee if there is a demonstrated need and when their participation contributes to a more effective subcommittee. The community member will provide a resume and be presented to the board for a vote. A prospective subcommittee member from the community then shall be seated by majority vote of the board.” <i>Brad Herrin on behalf of Traffic & Transportation Subcommittee. David Dick on behalf of Governance Ad Hoc Committee.</i></p>
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