

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

Date / Time: 9 October 2018 / 6:30 PM

Location: Portuguese Hall  
2818 Av.de Portugal, San Diego, CA 92106



### **Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB)** Combined Committee Report to the PCP Board and Draft Meeting Notes

#### **LRP 2018 Committee Member Attendance**

- |                        |  |
|------------------------|--|
| a. (RG) Robert Goldyn  | <i>present</i> LRP member / PCPB Chair       |
| b. (JL) Jerry Lohla    | <i>absent</i> PCPB member                    |
| c. (MK) Mark Krencik   | <i>present</i> PCPB member                   |
| d. (KE) Korla Eaquinta | <i>present</i> Community member              |
| e. (JR) Jarvis Ross    | <i>present</i> Community member              |
| f. (JH) Jim Hare       | <i>present</i> PCPB member / Committee Chair |

#### **Guests Identified in These Notes**

- (LD) Larry Doherty
- (CW) Conrad Wear, Representative, City Council District 2

#### **1. Call to Order**

Call to order at 6:30 PM

#### **2. Famosa Site Forum**

JH indicated that in light of the manageable size of the group and the desire to hear everyone out, that the chairs be gathered in and the meeting would be conducted as a conversation, without need of microphones, speaker slips or time limits. He thanked the Portuguese Union SES for making the venue available.

To begin, the group heard from LD and CW; later in the meeting the comment letter by JL was read aloud:

- LD Spoke from a PowerPoint handout, addressing the shortage of open space in the community. He outlined the ongoing pursuit of the site for open space and casual recreation purposes extending from the time of development proposals in the 1980's to renewed organizing beginning in 2012.
- CW outlined and filled in details regarding the message of Councilmember Zapf in support of the open space petition proposal for the site. The reasons have to do with open space deficiencies in the community, project impacts, site feasibility and costs of impact mitigation versus other more cost-efficient opportunities elsewhere. He observed the power of the petition process as being useful for convincing councilmembers from other districts and applauded the level of community support for open space proposal demonstrated by the numbers who have signed. CW also said that an update of the Peninsula Community Plan could provide the means to re-designate the property for open space, while also noting that the City has agreements for BMX facility in Kearny Mesa
- JH read the comments of Jerry Lola, stating disappointment with the Councilmember's message, underscoring the compelling need for affordable housing, and listing park and recreation areas in the vicinity. His letter stressed that the current studies by the Housing Commission would need to account for mitigation of impacts and assess the feasibility of development.

The subsequent open conversation dealt with a range of matters, including the availability of City archive documents, the varied understanding of the history of transactions on the site among those present at the meeting, and the structural relationship among the City Council, the Housing Authority and Housing Commission staff. Particularly as pertaining to the site and the proposed open space zoning petition, some of the highlight comments included:

- City Council resistance to giving up the site for affordable should be expected, given the momentum of state law and the City's declared housing affordability crisis.

- The site is well positioned to receive tax credit financing and the feasibility of it being used for residential development is likely.
- Point Loma is achieving housing affordability based on income levels represented in the community and is making its contribution through the prevalent use of vouchers, thereby offsetting the need to construct an affordable housing project.
- It may be simply impossible for a city to build its way out of a lack of affordable housing.
- A general update of the community plan would be a long and uncertain process; perhaps a better approach would be targeted amendments dealing with the site and some of the other amendment proposals which have been considered by PCPB in the past.
- The site is a Housing Authority asset; rezoning to open space would negate that value, presumably requiring compensation. A summary rezoning would not only prevent the development of an affordable housing project on the site but would also remove capital which could be invested elsewhere.
- Public housing for low income residents has resulted in blight.
- Response to the circulation of the petition has demonstrated unanimous frustration in the community with regards to traffic and crowding.
- The worst possible outcome would be the sale of the site to a private developer and the maximization of the number of units built based on the site zoning
- Existing rights-of-way in the site would seem to indicate that a street vacation would be required. Such action would trigger an environmental report and would be an opportunity to oppose the project development at City Council
- The maximum unit count per the deed from the City is well below the zoning maximum for the site – it would be possible that a portion of the site be used for affordable housing and a portion be held as open space.

When all had made comments, JH indicated that the committee would discuss any outcomes which might be considered by the PCPB, and that all were welcome to stay as the committee discussed the matter further. Nearly all other attendees left at that point.

After discussion, the Long Range Planning Committee reached general consensus that the PCPB letter requesting evaluation of the City's acquisition of the site for open space and awaiting a project proposal was still valid, since the overall project feasibility and the calculation of affordable housing assets versus open space acquisition are both key unanswered questions. There was also general agreement that in light of the D-2 Councilmember's position, that the Housing Commission might return with a strategic response to pursue a project on a portion of the site or at another location, and that the PCPB should open to considering such a proposal. *Motion JH / Second RG, approved 4-1-1 [JR opposed, JL absent] to: [1] Make a report of the LRP Committee to PCPB as an action item to allow the consideration of the input from this meeting; [2] Defer a position on the petition to rezone the property to open space as premature, pending more information on the City's capability to acquire and maintain the property; and, [3] Broaden the PCPB's position on reviewing a Housing Commission proposal of a "project" to include the possibility of an acceptable strategic alternative to building on the site.*

### **3. Non-Agenda Public Comment**

MK presented a map showing a possible extension of the existing Roseville CPIOZ area, suggesting it may be used as supplement to the proposed language and criteria which the PCPB has previously proposed.

### **4. Adjournment**

The meeting was adjourned at 8:40PM.