

Minutes of the 4/12/23
Long Range Planning Committee
Peninsula Community Planning Board (PCPB)
Harvey Library Study Room #1

16:43 Call to order

Board Members Present: Brad Herrin, Sam Laub, Javier Saunders & Matt Schalles

Appointed Community Members Present: Paul Grimes

Committee members not present: Margaret Virissimo (B), Jacqueline Greulich (C)

Guests: none

Sam moves to approve agenda, seconded by Javier

-unanimous

Housing Package 2.0

Javier's summary:

- A letter could be addressed to Mayor & Planning Dept, asking them to make a presentation to the community
- So far they have scheduled just 2 zoom meetings
- 1 meeting in mission valley was filled to capacity
- This builds on Housing package 1
- Provides additional incentives for building on public lands, student housing, addressing underutilized commercial spaces, encourages production of SROs, potentially all of these could be ministerial (without having to go to public comment/council)
- Good things in there, as well as concerning items, with potential for major impacts
- Aligns juniorADU guidelines with those state law (state doesn't allow certain detached garage configurations) so city is creating minorADU
- SB10 opt in provision from the state:
 - allows up to 10 units with density of 1/1k ft²
 - floor area allowance of 3 (ratio of developed surface area to land parcel)
- no parking requirements in sustainable development area (SDA) as was recently redefined transit priority area (TPA)

Paul: Has any city has opted in yet?

Brad: Upping density should be a ramp up.

Sam and Javier: There should be community input.

Paul: The lack of parking can add to traffic congestion.

Sam: Santa Cruz has a residential street parking fee that seems to work.

Matt: Given the timeline, do we have time to ask the city to come and present? May is the earliest we could hope for a presentation

Javier: Probably not.

Brad: As we're looking to the future, we need to consider how we got single family zoning, and looking at court cases and bank policies, there is no mystery to why Pt Loma is not racially

diverse. up until 1968 racial discrimination was on the books here with CC&Rs. We've all grown up with these and appreciate what we have, now we can ask are we going to be more inclusive? It risks becoming classist too, setting up home owners vs renters.

Paul: It's nice to have the history, but we don't talk about farms being laid out the way they are based on slavery.

Brad: We could do development in stages, we don't have to adopt SB10 right away

Paul: We could do a tiered system rather than jump straight in to 10 units on a lot

Javier: We still have coastal height limits at 30 ft, and other city areas are at 35. SB10 is permanent rezoning once adopted. We don't have to adopt it now, always can later. The state requires us (SD) to build 108k units per year

Sam: We want to challenge the 1 mile designation, it doesn't take topology into account

Javier: How do we track units produced based on existing incentives (SB9)

Sam: The way this is set up, it invites developers to come in without community input

Brad: Is there not a resident requirement?

Sam: Bethel church completed a development for Veterans, could be a model for infill

Javier motions to draft a letter based on the following outline:

There are some good incentives

We have concerns

We'd like to request feedback from the city and invite a presentation where we can ask questions and receive answers

And without these, we can't support 1 mile SDA, along adoption of Housing 2.0 and SB10

Sam motions to approve letter based on this outline

Brad seconds

-unanimous

FY24 Budget

Matt summarizes the timeline of Mayor's first and second draft releases in April and May do not allow for time to

Brad proposes we ask our city council to advocate for our requested input with the Mayor's draft budget.

Javier seconds

-unanimous

17:50 meeting adjourned