

Meeting Notes www.pcpb.net

Date / Time: 7 August 2019 / 5:30 PM
Location: Portuguese Hall, United Portuguese SES, Inc.
2818 Av.de Portugal, San Diego, CA 92106



Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB) Draft Meeting Notes submitted by Jim Hare, pending final acceptance at the next LRP meeting

LRP 2018 Committee Member Attendance

(RG) Robert Goldyn, PCPB Chair <i>absent</i>	(JR) Jarvis Ross, Community member <i>absent</i>
(MK) Mark Krencik, PCPB member <i>present</i>	(JL) Jerry Lohla Community member <i>present</i>
(KE) Korla Eaquina, PCPB member <i>present</i>	(AT) Aaron Taylor, Community member <i>present</i>
(LM) Lucky Morrison, PCPB member <i>present</i>	(CH) Cameron Havlik, Community member <i>present</i>
(MV) Margaret Virissimo, PCPB member <i>absent</i>	(JH) Jim Hare, PCPB member / LRP Chair <i>present</i>

Non-Committee Guest Identified in These Notes

(DS) Don Sevrens, PCPB member

Total Non-Committee Guests / Audience: 14

1. Call to Order

Call to order at 5:30 PM

2. Non-Agenda Public Comment – Matters not part of the Agenda

KE reported on the Summer Movie series and the Western Division Police Department open house. She also the committee should address state legislation and recent City actions towards higher densities at the next meeting, since many bills could be important to Peninsula.

3. Review of Meeting Notes Memorandum

July meeting notes in the form of the memorandum of actions forwarded to the PCPB, were accepted.

4. Action Item (action is not required to be taken)

- a. Famosa Site / Housing Commission Site #428 Feasibility Study and RFP Input
- b. Contents and issues raised by the Housing Commission Feasibility Study [Part I and Part II];
- c. Consideration and understanding of various possible alternative outcomes for the disposition of the site;
- d. Particular conditions and preferences to be applied to the possible alternative project outcomes; and
- e. Other possible actions.

For the purpose of the audience, JH reviewed the mission of the Long-Range Planning Committee. He also described the task assigned by the PCPB for committees to review current Famosa Site documents and present observations and recommendations via the *ad hoc* Famosa Committee to the PCPB.

DS spoke to the key question in the process, the determination to recommend open space or housing on the site. JH accepted the comment, and advised that bylaws provisions required Boardmembers to not participate in a committee upon which they do not sit. DS left the meeting. Later, DS returned and asked a point of order and opined that the bylaws provision was being misread. He then left the meeting and did not return.

JH asked a show of hands from the attending audience of support for the site being open space, and all raised their hands.

Regards the adequacy of circulated documents: CH presented a list of issues coming from the Feasibility Study, including [1] site habitat for the prospective Federal-listed Monarch Butterflies; [2] coastal wetland resources; [3] questions regarding the transfer of a portion of the site acreage from Park and Recreation to the Housing Commission; [4] the origin of the 78-unit limitation; [5] traffic patterns and access locations; [6] location of the site within the Famosa Slough watershed; and, [7] impacts from the 56KV power line.

MK asked after the participation of Jim Pugh in the matter, in his role with the Famosa Slough wetland, and CH responded they were seeking contact with him.

JH offered some additional matters for the list, including [1] affirming the resolution of aircraft noise and safety matters, which arose in 1988; and [2] the uncertainty of the project review steps in the Feasibility II report, which seemed to add a Planning Commission session and omit project review by the PCPB.

Regards alternative outcomes. JH circulated a table of six possible outcomes on the site, ranging from pure open space preservation to residential development at the maximum allowed by zoning.

LM asked JL regarding the obligations of the Housing Authority to develop or receive full market value if it gives up the land. JL responded that the land has been in the Commission portfolio for a long time, and the economics may make development of affordable housing feasible at this time. He further said that they do not wish to hold an asset they cannot develop, so they may well seek to dispose of the property at fair market value if a suitable development offer is not received. JH added that the staff of a single purpose agency such as the Housing Commission is highly motivated to achieve their mission.

MK described a scenario where the money to buy the land for open space would be used to develop affordable housing at another priority Housing Commission site. Alternatively, he also explained that a normal project review for the site might advise that the project be built at a higher density but on a much smaller portion of the subject property, leaving open space on the remainder.

During this part of the discussion, a casual conversation arose with the audience and the committee about the means of pursuing the site as open space and preventing an affordable housing project. JH advised that follow-through to re-designate the site within the Peninsula Community Plan and a rezoning would be important so that the community needn't go through this process again in the future. Audience members asked questions about what approaches could be applied. Some spoke to the possibility of a legal challenge, the sources for facts to include in comment letters, and the poor performance of Housing Commission staff. Several indicated a general concern for shrinking open space areas, over development and rising traffic. When asked about what means are effective, committee members generally answered that they must come to hearings prepared and in great numbers.

An audience member questioned if the consistent pedestrian crossing of the property from Park Point Loma to Famosa Boulevard established a public right to the site as open space. JL responded that the Housing Commission had consistently maintained no trespassing signs, and that success of an inverse condemnation claim would be unlikely.

Regards particular conditions or other actions. JH asked for any actions sought by committee members. There was discussion of a possible outright vote on the open space question, but no motion was made. From notes, JH put forth that the general outline of the committee session to be reported via the *ad hoc* Famosa committee to the PCPB was:

- That there was unanimous audience attendee support for preserving the site as open space;
- That the committee supported the particular comments on the documents as put forth by CH, along with the process question added by JH; and,
- That the committee believed that the buyout of the site for open space and application of the proceeds for other projects should be considered by the PCPB

There were no objections to this summary list.

JL offered closing remarks in support of workforce housing, using as an example a school teacher and the measure of affordability necessary for that person and family to have housing. He pledged to assist Point Loma families to qualify for the units within the project, should it ever come into existence.

5. Adjournment

JH adjourned the meeting and further adjourned the regular meeting of August 14, 2019 to the next regular meeting of September 11, 2019. He made thank United Portuguese SES for providing its space for this meeting and its other contributions to the community.