



June 15, 2017

Development Services Department, City of San Diego  
1222 First Avenue, San Diego, CA 92101

**RE: Roseville Height and Bulk**

Development Services Department:

The Peninsula Community Planning Board (PCPB) hereby requests that the City of San Diego consider and implement the following actions:

1. A limited amendment to the Peninsula Community Plan which reinforces a community character for this neighborhood as being no more than three stories within a height envelope of thirty feet, and providing images and descriptions of how this standard can be best met;
2. Affirmation that "maximum permitted height" applies to any structure or part of a structure as measured from the lower of pre-existing or finished grade at all points using the "plum line" standard of the Municipal Code without exception; and,
3. Enactment of a zoning change for the area to put in place a Community Plan Implementation Overlay - B, which would require discretionary review – and PCPB recommendation -- for any new-construction commercial or multi-family residential project within the Roseville multifamily and commercial zones northwesterly of Rosecrans to Evergreen Street, between the cross streets of Talbot and Nimitz which would exceed 90% of the permitted height and/or 80% of the zone-permitted floor area ratio.

For background on the reason and rationale for these requested actions, please see the attached report which, along with public input and discussion, was considered by the Board.

Thank you for consideration of this information.

Sincerely,

**SIGN HERE**

John Linney, Chair (PCPB)

Attachment

*Approved by an Action of the Peninsula Community Planning Board on 15 June 2016.*