

## LRP Subcommittee [www.pcpb.net](http://www.pcpb.net)

Planning Area Boundary Projects Policy Proposal  
July 20, 2017 PCPB Board Agenda



This policy proposal is forwarded to the Peninsula Community Planning Board by 6-0 vote the Board's Long Range Planning Committee. It is intended to be one in a series of proposals resulting from the committee's prioritization of community planning issues.

### **Issue:**

Project review submittals at the boundaries of the Peninsula Community Plan with neighboring communities benefit from consistency of review between the two community planning groups. Early involvement of neighboring community planning groups would simplify project review for applicants while providing full involvement of the neighboring group.

### **Proposal:**

That the Peninsula Community Planning Board communicate to the Ocean Beach Planning Board and the Midway-Pacific Corridor Community Planning Group to a willingness and process to coordinate review of project proposals near community boundaries.

### **Discussion:**

What we believe:

- The Peninsula Community Plan shares boundaries with the Ocean Beach and the Midway-Pacific Corridor Community Plans. For the most part, these boundaries are at streets, the neighborhood characteristics and zoning controls of which are the same on both sides.
- Although community plan policies may not be dissimilar at the boundary area, there may be different approaches or decision-making emphasis by the planning groups.
- The emerging policies of the City of San Diego and the State of California to house a growing population and reduce the barriers to housing construction should be accommodated by setting standards which provide specific rules to minimize additional review processes.
- In the past, applicants of near-boundary projects have been asked to meet with both planning groups. These referrals can cause delays based on the monthly meeting dates of the planning groups and / or their project review subcommittees.

What we propose:

1. That the boards of the Peninsula, Ocean Beach and Midway-Pacific Corridor planning groups agree on a process of notification and referral for projects on parcels adjacent to the boundaries of the plan areas, including projects fronting on boundary streets.
2. As the point of departure for such an agreement, the PCPB proposes that,
  - a) The planning groups will commit to update the contact information for their chairs and their project review committee chairs annually in April, after elections and committee appointments.

- b) At the first point of contact by a project applicant for a presentation of a near-boundary project, the planning group contact person will notify the community planning group chair and project review committee chair, if any, of the neighboring planning group.
- c) The project review committee chairs will coordinate dates for committee review and the planning group chairs will coordinate dates for planning group reviews. The order of the meetings will be on the shortest possible timeline, and the meetings may be in any order.
- d) The planning groups will share and acknowledge any input from the review committees of neighboring planning groups.
- e) The planning groups will arrive at their judgements and submit their recommendations to the City independently.