

LRP Subcommittee www.pcpb.net

Map Waiver Review Policy Proposal
October 19, PCPB Board Agenda



This policy proposal is forwarded to the Peninsula Community Planning Board by 5-0 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.

This policy proposal responds to the particular interest within the Roseville neighborhood regarding height, bulk and desire to obligate design review for projects which would have the greatest possibility of community impact. Design review of otherwise ministerial projects is a high priority task identified by the subcommittee.

Issue:

Map Waiver submittals for condominium sales of new multi-family projects require discretionary review but do not allow project modifications as result of planning group input.

Proposals:

1. Approve a letter to the Development Services Department [Attachment] to clarify the rationale behind the map waiver process, to alert the Department to the frustration of the PCPB with the moot nature of map waiver reviews, and to request that ministerial and "pre-map waiver" projects be encouraged to submit for review by the PCPB and its Project Review Committee.
2. Adopt as general policy that the PCPB seeks to encourage voluntary planning group project submittals for multi-family projects prior to the issuance of permits by the incentive its support for any subsequent map waiver application, such support being contingent PCPB's design review approval of the project.
3. Use the policy statements and the Department responses in coordinating the map waiver review process actions with other planning groups and CPC.

Discussion:

What we believe:

- The zones allowing multifamily development represent an important opportunity for new commercial enterprises and desirable market rate housing,
- Rights to development are an important benefit to existing property owners, as well as new residents.
- 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.
- The condominium subdivision of a conforming multifamily development is generally an immaterial change, from the standpoint of consistency with the Peninsula Community Plan.

- For legitimate reasons, including project cash flow and the avoidance of improvement bonds, it is common practice for projects to be subdivided for condominium sales after the completion of the physical ministerial development review process.
- It is a source of frustration that the discretionary map waiver for such projects comes to the PCPB for review at a point in time that design review cannot have any meaningful effect.
- It is in the best interests of the community and the developer alike to have a public and positive project review outcome.
- In instances where a development project will subsequently be subdivided using a subdivision map waiver, applicants could utilize the planning group review to obtain support for such map proposal prior to the issuance of building permits.

What we propose:

1. Seek input and information on the map waiver process, particularly its purpose;
2. In the interim, seek the endorsement and assistance of the Development Services Department to notify multifamily project developers within the Peninsula Community of the opportunity to voluntarily submit otherwise ministerial multifamily projects for review;
3. Establish as policy of the PCPB to incentivize the early review of multifamily projects by offering support map waiver applications for any project which has been voluntarily submitted, reviewed, and approved by the PCPB; and,
4. Band with other similarly-frustrated community planning groups to seek that the Development Services Department provide for a meaningful review process for condominium multifamily development projects.

The actual effect of this proposal would not nullify any existing restriction or right contained in the City's Zoning Code. It would, however, provide for needed community discussion and input on projects while lessening the frustration of the Board and the neighbors of such projects due to the uselessness of the existing process.