



April 19, 2019

Hon. Jen Campbell, MD
Councilmember District 2
City of San Diego
202 C Street
San Diego, CA 92101

SUBJECT: Peninsula Community Planning Group Zoning, Planning and Process Proposals

Councilmember Campbell,

This letter is to forward several action items which have been approved by the Peninsula Community Planning Board [PCPB] as recommended actions during the past twenty-four months. We are uncertain of the status of these matters. The newly-seated PCPB reviewed these items at our meeting of April 18, 2019, and voted to summarize and resubmit our actions as described below. Each of these items is the subject of backup materials referenced and posted on the PCPB website which document the reasons and specifics of our proposals. In addition, this letter includes a brief statement of the specific action we are now seeking. We would appreciate regular updates on the consideration of these proposals by your office and City staff.

Item: Roseville CPIOZ Zoning and Peninsula Community Plan Design Criteria.

The Roseville area of the Peninsula Community lies off Rosecrans Boulevard, generally between Canon and Nimitz. The multifamily neighborhoods northwesterly of Rosecrans has seen considerable conversion of single-family residences to multifamily developments. A number of these new projects have pushed to and beyond the limits of the existing zoning for the area. In addition to a 2017 zoning change which reinforced the height limitation for these parcels, the PCPB has recommended applying a Community Plan Implementation Zone designation in this area, and a related amendment to the Peninsula Community Plan which would provide standards of review, applying to projects which would seek to maximize height and floor area. See PCPB Letter of 2/15/18, which includes background and specific proposal outline. *Response we seek: FY 2020 budget item to fund the review and adoption of the proposed amendments.*

Item: Map Waiver Process.

Map Waivers are frequently sought subsequent to the issuance of building permits for multi-family developments within the Peninsula community, most commonly within the Roseville area discussed above, but elsewhere as well. The process requires a discretionary hearing, but virtually no opportunity is provided for the community to have meaningful input on the project. We believe that other planning groups are similarly frustrated by this process. See PCPB Letter of 11/17/17, which includes background

and specific proposal outline. *Response we seek: Answers to the letter submitted on the matter and dialogue with the Development Services Department regarding possible modifications to the process.*

Item: Lot Consolidation.

On two occasions, the PCPB and neighbors have been confronted with development on pairs of otherwise substandard adjoining lots which arguably should have been subject to mandatory consolidation in in the 1980's. Other such lots exist within the community, and we have asked that the City complete the consolidation process on those properties. See PCPB Letter of 10/23/17, which includes background and specific proposal outline. *Response we seek: FY 2020 budget item to fund the review and adoption of the proposed completion of the lot consolidation process.*

Item: Midway Community Plan EIR Data Request.

As a part of the review of the Midway-Pacific Corridor Community Plan update DEIR, the PCPB made an administrative request that the City compile the traffic projections on major and arterial streets within the Peninsula community. Given the particular parameters of the Midway plan traffic study, we believe that the traffic forecast model produced projections for Peninsula community streets which would usefully update those made at the time of the adoption of our plan. This request was made in the PCPB comment letter on the EIR, 2/15/18. *Response we seek: Through a task assignment, or, if necessary, a FY 2020 budget item, a commitment by City staff to provide a table or map of average daily traffic projections for Peninsula community arterial, major and collector-level streets using outputs from the traffic model produced for the Midway Plan update DEIR.*

Item: Incentive Based Zoning Proposal. The PCPB has endorsed consideration of an approach proposed by Citizens for Responsible Coastal Development of La Jolla regarding building scale controls. A particular issue in our community has been an exemption from Coastal Development Permit review processes afforded by questionably maintaining a portion of the previous structure, ie- the "50% Rule". See PCPB Minutes, 11/16/17. *Response we seek: Continued study and updates on this proposal.*

Item: Workforce Housing. The PCPB respects the expressed aim of the City to provide adequate and affordable housing. Our concern and support for workforce housing is reiterated in the contents of the first page of our letter of July 19, 2018. [The remainder of that letter regards the Famosa Housing Commission site, the PCPB position on which is unchanged by this letter]. See PCPB letter of 7/19/18. *Response we seek: We will continue to examine the means of integrating workforce housing within the Peninsula community and will seek staff assistance as needed in support of that objective.*

Thank you for your attention to these matters. If you or your staff would benefit from additional explanation or information on these matters, please contact the PCPB president.

Chair, PCPB

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