

Peninsula Community Planning
Board, 1220 Rosecrans Street PMB
549
San Diego, CA 92106
pcpbsd@gmail.com

Date: June 12, 2024

TO: Councilmember Dr. Jennifer Campbell [and Councilmembers](#)

Subject: 2024 General Plan Amendment Comments, BluePrint SD

The Peninsula Community Planning Board (PCPB) opposes the adoption of BluePrint SD. BluePrint SD proposes to virtually eliminate single family zoning in Point Loma and create an Urban Village Center in the heart of Point Loma where there is currently Single Family zoning. As stated in the PEIR, increased densities will result in significant unmitigated environmental impacts. Identified impacts include insufficient public services, and recreational facilities, and inadequate infrastructure which will have a detrimental impact to the quality of life to the Community and San Diegan's.

~~The PCPB supports increased housing and densities along Transit Priority Areas (TPA):~~ BluePrint SD proposes increases in density outside the conventional one-half mile commuter walking distance from transit. Studies and ~~s~~State ~~S~~standards ([CA. Public Resource Code, Section 21099](#)) have demonstrated the usage of public transportation drastically drops off beyond a one-half mile walking distance. **PCPB requests proposed density changes within the Point Loma Planning Area be limited to those in Transit Priority Areas.**

SANDAG Series 15 Population and Housing Forecast Inconsistent with BluePrint SD

As the local Planning Agency SANDAG works with local jurisdictions, demographic and economic experts, and other stakeholders to create a long-term forecast that predicts what the region will look like in terms of population and housing. SANDAG Series 15 Population forecasts a decline in population in eleven jurisdictions in the County and a small growth in San Diego's population of approximately 65,000 by 2050 (5 percent growth). The proposed University and Uptown plans propose over 100,000 new homes and the adopted SDA has the potential to provide an additional 160,000 homes. The Citizens of San Diegan and the City Council deserve to know what they are approving in terms of quantity of new housing units proposed and the impact to communities and infrastructure.

PCPB requests that the City Provide a numerical projection of housing units proposed under BluePrint SD and reflect consistency with SANDAG Series 15 forecast.

Inconsistent New Urban Village Center In Point Loma

PCPB supports the continued growth and development of Point Loma's current Urban Village Center located along the Rosecrans's corridor which is vibrant and rich in transit opportunities. The creation of a new Urban Village Center as proposed in BluePrint SD along Catalina Blvd in the upper Fleetridge/Wooded Area neighborhoods is inconsistent with BluePrint SD's criteria for an Urban Center. This area lacks public transportation and is not central to employment centers. The PCPB requests the removal of the proposed Urban Village Center as mapped in BluePrintSD (see attachment) .

San Diegan's Deserve Transparency

The Propensity Map which forms the framework for future Community Plan Updates lacks the detail and transparency to make informed decisions by the Public. The Propensity Map identifies new and enlarged Village Areas with increased housing density and areas that convert low-density single-family housing to multi-housing with terms such as "low" and "high". The map lacks specifics, does not define increased densities and the scale provides uncertainty to the parcels (areas) proposed for change. The Planning Department has stated updated Community Plans must be consistent with BluePrint SD. The Prosperity Map is inadequate to inform the public on what the actual densities are proposed for future Community Plan updates and the PEIR lacks the detail to identify the overall environmental impacts to infrastructure and public services.

[A Final Environmental Impact Report was not included in the Blueprint SD package presented to the Planning Commission and was not included in the Land Use and Housing Committee agenda as of June 9, 2024. This prevents adequate public review of the environmental impacts of the proposal and should not proceed without a final Environmental Impact Report.](#)

[To summarize, Blueprint San Diego sets forth a road map for the destruction of the unique character of San Diego by substantially increasing density and destroying single family neighborhoods in Point Loma and throughout the City. Blueprint SD impacts every community yet there were only two community forums for all 43 community groups throughout the City and no explanation of its provisions by the Planning Department to the Peninsula Community. We therefore strongly oppose Blueprint San Diego due to harmful and significant unmitigated environmental impacts, the destruction of single-family neighborhoods, the lack of transparency, and the lack of a final Environmental Impact Report; the Citizens of San Diego deserve to be heard and urge you to vote NO on this poorly prepared and rushed general plan update.](#)

[Sincerely,](#)

[Fred W. Kosmo Jr.](#)

[Chair, PCPB](#)

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