

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

Date: May 23, 2023

TO: Dr. Jennifer Campbell, Councilmember District 2
Ms. Heidi Vonblum, Planning Director, City of San Diego Planning Department

RE: Request for additional Public Participation for Housing Action Package 2.0 and Preliminary comments.

On April 4, 2023, the City Planning Department released Housing Action Package 2.0 (HAP 2.0) code revisions with a goal to increase affordable housing. We recognize the need for additional housing; however, we oppose the proposed Amendments as currently written. The Planning Department proposes to present the HAP 2.0 Land Code Amendments to the full City Council this summer. The potential opt-in of SB 10 to irrevocably rezone a single-family parcel for higher density has the potential to significantly change our community. We invite the Planning Department to provide a presentation to the Peninsula Community Planning Board and thereby increase public participation and gather feedback.

In order to help meet The City's goal of 108,000 additional housing units by the year 2029, we request that the planning department share estimates of housing increases of the different building initiatives for our community to better understand the potential impacts.

We also request an estimate of the number of new housing units anticipated within a half-mile, and between a half-mile and mile of transit service that includes the new ADU regulations and HAP 2.0 Amendments. Of concern is the recently adopted Sustainable Development Area (SDA) that promotes higher densities up to a mile from transit and outside the State standard of half-mile from transit. We are concerned this could diminish the incentive of greater density near transit. Behavioral research suggests that many factors influence the success of expanding transit catchment areas and we would like to better understand how The City can help improve the perceived walkability of our community towards this end.

Without a more transparent analysis and review of potential options, the PCPB cannot support the adoption of the proposed amendments at this time and are concerned about whether extending SDAs beyond the state guidelines can succeed in meeting The City's goals. The letter was approved with a vote of 10-1.

Thank you for your support and time and consideration on this matter.

Sincerely ,



Frederick Kosmo
PCPB-Chair