



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

Date: January 16th, 2025

TO: Mayor Gloria, Councilmembers, and Planning Department Staff

Subject: 1004 Rosecrans Street Apartment Building Project

Dear Mayor Gloria, Councilmembers, and Planning Department Staff:

The Peninsula Community Planning Board (PCPB) is submitting this letter on behalf of the over 400 neighbors and adjacent business owners of the project at 1004 Rosecrans Street. We recommend the City deny the project with its current scope, the mayor rescind the staff decision that enabled this abuse, and the council eliminate the CCH regulations from the Land Development Code section of the Municipal Code.

Being denied the normal discretionary review process with City staff continually uncooperative and unresponsive to official PCPB queries, the PCPB hosted a town hall on this project in October 2024 to inform the public and gather input. The town hall was attended by over 400 neighbors and local business stakeholders who protested. There was **uniform opposition** to the project in its current form with **no community support**.

The PCPB engaged the elementary school staff and determined they are deeply concerned about the impact of a 30-foot-tall structure 6 feet away from school buildings and what this building would do to the already-very-difficult pick-up/drop-off event. Given the legal history of the 30-foot Coastal height limit in the neighborhood (Roseville), **the community was quite angry that the planned building would be 40 feet above ground**. The adjacent business owner in the historic Jennings House believes this project will lead to her business failing.

The community is deeply concerned about what the project would do for traffic and public safety. The intersection is a choke point where Rosecrans narrows from 4 to 2 lanes, Talbot Street feeds all surrounding neighborhood traffic onto Rosecrans, and is routinely blocked by commute traffic to/from NBPL. Rosecrans Street is a major thoroughfare on Point Loma and is the only access for the La Playa neighborhood, the Naval Base Point Loma (NBPL) submarine base, and UCSD Scripps Institute ship facilities.

The PCPB learned that the Navy is so concerned about the issue that they recently performed a commute traffic study in an effort to mitigate the problem. **In light of recent fires and other disasters**, NBPL and the community are certain that **further constraining the single evacuation route off of the bay side of Point Loma is unsafe, inappropriate, and could cost lives**.

The community supports redeveloping the lot into the maximum of 14 mixed-use units as intended by the Complete Communities (CC-2-4) zoning designation. This would mirror the buildings along Rosecrans, transition nicely to the existing neighborhoods and would reduce the impact to the adjacent Cabrillo Elementary School, Point Loma Assembly (c. 1911) and Jennings House (c. 1886) historic structures and NBPL. **The community does NOT support the proposed 56 apartments in a 4-story building with only 8 subsurface studio units designated as affordable** as it is entirely inconsistent with the surrounding neighborhood and does not conform to the Peninsula Community Plan.

The PCPB recommends the City deny the project application and act to close the loopholes exploited by the developer for this project by eliminating the CCH regulations from the Land Development Code section of the Municipal Code.

The letter was approved with a vote of 13-0.

Sincerely ,

A handwritten signature in blue ink, appearing to read "Fred Kosmo, Jr.", with a long horizontal flourish extending to the right.

Frederick W. Kosmo, Jr.
PCPB Chair