



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

Date: October 30, 2023

TO: San Diego City Council
Councilmember Jennifer Campbell, District 2

Subject: Oppose Insertion of Assembly Bill 2097 Impletion Language Into Housing Action Package 2.0

The Peninsula Community Planning Board opposes the insertion of Assembly Bill 2097 implementation language (AB 2097) into Housing Action Package 2.0 until further studies are done to determine its impact on the Midway Rising Project, including its effects on traffic congestion and parking in the Midway/Point Loma area based upon the final scope, traffic, and parking mitigation measures in the project.

AB 2097 prohibits local agencies from imposing parking minimums for properties within Transit Priority Areas (TPAs). This results in an increase in the number of areas without parking minimums. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of a major transit stop.

AB 2097 was adopted by the California Legislature in 2022 and the City is required to implement its requirements. HAP 2.0 implements AB 2097 by amending the City's existing parking regulations by removing parking minimums for new residential and commercial developments within TPAs.

The City is proposing a major new development in the Midway/Point Loma area to replace the Sports Arena and to provide up to 4,000 additional housing units (Midway Rising), whose scope and impact on traffic congestion and parking has yet to be determined. The developer also recently amended the scope of the project due to infrastructure and cost problems.

For this reason, it is premature to implement AB 2097 in Housing Action Package 2.0, and the Peninsula Community Planning Board opposes insertion of AB 2097 implementation language until further studies are done to determine its impact on the Midway Rising project including traffic congestion and parking so AB 2097's implementation can be tailored to the needs of the City and local community. The letter was approved with a vote of 9-1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Kosmo, Jr.", is positioned below the word "Sincerely,".

Frederick W. Kosmo, Jr.
PCPB-Chair