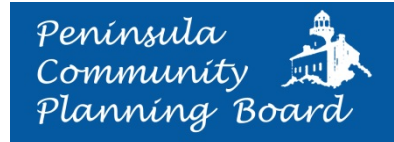


Meeting Notes www.pcpb.net

Date / Time: 24 August 2016 / 5:45 PM
Location: Point Loma Library / Hervey Branch Library
3701 Voltaire Street, San Diego, CA 92107



Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB)

1. LRP Committee Member Attendance

- | | | |
|------------------|----------------|---------------------------------------------|
| a. Robert Goldyn | present | LRP chair / PCPB 1 st vice-chair |
| b. Jerry Lohla | present | PCPB member |
| c. Jim Hare | absent | PCPB member |
| d. Julia Quinn | present | PCPB member |
| e. Laura Miller | present | PCPB member |
| f. Peter Nystrom | present | PCPB member |
| g. Jon Linney | present | Ex-Officio member / PCPB chair |

2. Guest Attendance

- | | |
|------------------|------------------------------------------------------------|
| a. Brad Herrin | PCPB 2 nd vice chair |
| b. Jarvis Ross | |
| c. Korla Eaquina | |
| d. Judy Parry | tnjparry@gmail.com |
| e. Tom Parry | tnjparry@gmail.com |

3. Parliamentary Items

- Meeting called to order by chair (Robert Goldyn) at 5:45pm.
- Meeting Time & Location – Standing meeting time and location has moved to the 4th Wednesday of each month at 5:45pm in the community room of the Point Loma Library.
- LRP committee to recommend Korla Eaquina and Jarvis Ross to be voted in as official LRP Community Members at the September PCPB meeting (action item).

4. Non agenda public comment

no comment

5. Discussion items / Action items

- 2257 Froude Street project
 - Report to the Planning Commission from Development Services Department stated recommendation to **Deny** the appeal and uphold the Development Services Department decision to **Approve** Coastal Development Permit No. 1519392.
 - When there is a community item that resides in proximity to two planning boards/groups, there should be a proximity regulation that brings both planning boards to the table for review, comment, and approval. (*potential amendment item – proximity regulation*)
 - OB and Peninsula Community have different land-to-building area ratios permitted. Consider standardizing ratio for both communities. (*potential amendment item – land-to-building area ratio*)
- 3144 Emerson Street
 - Conrad Wear discussed with LRP chair city intention to contact the PCPB and invite to discussion on way forward. Meeting anticipated week of August 29th.
 - Stop work order issued to project was referenced to non-compliance with FAR. Major community concern was the project height. (*potential amendment item – 30' height limit clarification*)
 - Project can set a defining precedent for both multi-family and single-family development in the area.
 - Height of retaining wall and setbacks are a concern. Potential for development to build 10' retaining wall at zero property line around property. (*potential amendment items – retaining walls and setbacks*)
 - Public records act request should be made to obtain City Attorney legal opinions on height limitation in Coastal Zone. LRP (JQ) to draft a letter to request public records

- and present at PCPB meeting for action. Recommendation to copy other boards / committees in the area on letter.
- vi. JQ to contact Paul on 30' height limit technical bulletin prior to 2013 to review precise changes made to document.
 - c. Homelessness / Housing Affordability / Sustainability / Densification
 - i. Homelessness, Housing Affordability, and Densification are major items in the Peninsula to maintain discuss for Long Range Planning.
 - ii. What amount of density is fair; what amount of density is sustainable?
 - iii. We have an aging population, people are living longer.
 - iv. We have limited resources (water, food, land) and restricted infrastructure (sewer, utilities, traffic and transportation, parking).
 - d. Seaport Village Development
 - i. Port of San Diego has chosen to continue conversations with a single company proposing a \$1.5 billion redevelopment. <https://seaportsandiegoca.com>
 - ii. This development will have major economic and transportation impacts to San Diego and the Waterfront.
 - e. Traffic / Transportation (*potential amendment items – traffic / bicycle / transportation*)
 - i. "Pete's bypass" – bypass recommended for non-destination traffic at midway.
 - ii. Busses servicing high-tech high along Rosecrans congest traffic during peak hours.
 - iii. Bicycle paths and plans should be reviewed and coordinated with major arteries and with what is actually able to be constructed on existing infrastructure.
6. Next steps
- a. LRP Committee members to identify reactive and proactive amendment items for the Peninsula Community Plan and Technical Bulletins. Review of presentation by Mark Krencik to the PCPB.
7. Meeting adjourned at 7:10pm.
8. Attachments
- a. Froude Residence – Report to the Planning Commission
 - b. Peninsula Community Plan – Amendment Recommendation (presentation by Mark Krencik)

The Long Range Planning Committee is a standing committee of the Peninsula Community Planning Board. It is established, and its business is conducted, pursuant to the PCPB bylaws and City of San Diego Council Policy 600-24. The Committee Chair is PCPB Board Member Robert Goldyn. [Contact: robert.goldyn@gmail.com].



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 19, 2016 REPORT NO. PC-16-043
HEARING DATE: May 26, 2016
SUBJECT: FROUDE RESIDENCE CDP. Process Three Decision
PROJECT NUMBER: [432731](#)
OWNER/APPLICANT: Nvision Capital, LLC/Scot Frontis

SUMMARY:

Issue: Should the Planning Commission grant or deny an appeal of the Development Services Department decision to approve a Coastal Development Permit to allow the demolition of an existing single family home for the development of two single family homes located at 2257 Froude Street in the Peninsula Community Planning area?

Staff Recommendation: **Deny** the appeal and uphold the Development Services Department decision to **Approve** Coastal Development Permit No. 1519392.

Community Planning Group Recommendation: On January 14, 2016 the Peninsula Community Planning Board Project Review Committee voted 2-1-1 to recommend approval of the project (Attachment 7). On January 21, 2016, the Peninsula Community Planning Board voted 9-1-0 to recommend denial of the project (Attachment 8).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 17, 2016, and the opportunity to appeal that determination ended March 2, 2016.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The 0.11 acre project site is located at 2257 Froude Street in the RM-1-1 zone of the Peninsula Community Plan (Ocean Beach Highlands Neighborhood) and local Coastal Program Area. The RM-1-1 zoning designation is a multi-family residential zone. The community plan designates the proposed project site for Multi-family Residential allowing up to 15 dwelling units per acre (du/ac). The project site could accommodate two dwelling units based on the underlying zone and up to two dwelling units based on the Peninsula Community Plan. This project is subject to the requirements of the City's

Inclusionary Affordable Housing and the payment of Affordable Housing fees are due at the time of building permit issuance. With the removal of an existing single-family residence within the project's boundaries, the project would result in a net gain of one residential unit within the Peninsula community plan area.

BACKGROUND

This item is an appeal of the Development Services Department's February 17, 2016 decision to approve a Coastal Development Permit to demolish an existing single family home and develop two new 1,814 square-foot, two story single family homes over a 1,072 square-foot basement/garage on two legal lots. The existing single story single family residence was constructed in 1922. A review of the existing home/site was conducted by City staff to determine if potential significant historic resources exist on the site. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resource Board Criteria.

Each home will include three bedrooms, 2.5 bathrooms, living room, and kitchen. The homes will contain two car subterranean garages with basement inclusive of a laundry room and additional bathroom. The project proposes a maximum building height of 28 feet consistent with the 30-foot maximum height limit allowed under the Coastal Height Overlay Zone and RM-1-1 zoning requirements. The project is not requesting nor does it require any deviations or variances from the applicable regulations.

As a component of the proposed project, the home will utilize renewable energy technology, self generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of Council Policy 900-14, the City Council's Sustainable Building Policy. The photovoltaic system will be located on a portion of the roof. Additional environmental conservation elements for the project include the planting of native drought tolerant landscaping with efficient irrigation technology. Because the project utilizes renewable technologies, it qualifies as a sustainable building, and the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

DISCUSSION

Peninsula Community Planning Board Appeal:

On March 2, 2016, Ms. Julia Quinn, chair of the Peninsula Community Planning Board, submitted an appeal application (Attachment 1). Several items were listed as the basis for the appeal. The following summarizes the appeal issues and responses by staff.

Appeal Issue 1: The appeal indicates that the architectural style, bulk and scale of the proposed structure(s) are not compatible with surrounding development. As proposed, the two, two-story over basement parking structure(s) propose a maximum height of 30-feet and a maximum FAR of 0.75, both metrics not consistent with the predominantly one-story single family residential scale and character of the existing neighborhood.

Staff Response: The project is in conformity and consistent with the Peninsula Community Plan which designates the site for multi-family residential development with an allowed density range of up to 15 dwelling units per acre, and which would allow up to two units on the project site. The Plan indicates that the Ocean Beach Highlands area should continue to provide a mix of single-family and low-density multifamily residential development. Multifamily housing should be encouraged in areas proximate to transit lines, commercial centers and community services. Transit lines, shopping centers and community services are located within two to three blocks from the development. Infilling and densification in higher-density areas should generally be consistent with existing zoning. An objective of the Plan recommends that on-site parking should be underground or located in the rear of buildings and accessed from the rear alley whenever feasible.

The design of this project is contemporary and the context of the neighborhood is eclectic, with no defining style that predominates the area. The project meets the objective of the Peninsula Community Plan by providing housing development and redevelopment in areas proximate to transit lines and provides ownership units, through new construction and rehabilitation of deteriorating structures designed with subterranean parking. The overall building height in the front half from the street is 24'-6" with a roof deck in the back half which is 28'-0" from grade. The front half of the two residences are lower than other two story buildings in the surrounding area. The buildings materials, being primarily stucco and wood siding is similar to other buildings which connects the contextual fabric of the area and reduces a stagnant façade. The main building façade is set back over 26 feet from the property line, which is six feet more than the required front setback. With neighboring residences being set back between 15-20 feet from their property line, as well as being one and two stories in height, this design is an appropriate scale. The roof is also flat in order to reduce the scale. Had the design proposed two level residences with a pitched roof it would have increased the building height to be over 24'-6" in the front half of the building.

Large front decks and openings on the first and second levels allow for a connection and interaction with neighbors and pedestrians walking by. The majority of the structures in the surrounding neighborhood have one car garages above grade. The project proposes garages that are below grade in order to diminish the impact of these large openings which in turn helps to reduce the bulk and mass of the buildings.

Appeal Issue 2: Removal of curb cuts at this location will result in the loss of on-street parking which has been relied on by neighbors for years.

Staff Response: The Peninsula Community Plan cites that the automobile or parking facilities should not be a dominant element of a neighborhood character. On-site parking should be screened or located in areas not highly visible from the street and on-site parking should be underground or located in the rear of buildings and accessed from the rear alley whenever feasible. Currently one curb cut exist for the existing single family home that leads to a single car garage. The project proposes to add off street parking by requiring each of the homes to provide a two car garage for a minimum of four parking spaces which will double the current off street parking quantity. Due to

the circumstance of there being no alley to access required off-street parking, access from Froude Street is the only option. The off-street parking access requirement is in compliance with Land Development Code section 142.0560(j)(8)(A), which states, "for properties with no access to an alley there shall be at least one driveway opening permitted per street frontage..."

CONCLUSION:

Staff has determined that the proposed project, a Coastal Development Permit to construct two single family homes, complies with San Diego Municipal Code requirements regulating residential development. Staff has also determined all required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



William Zounes
Development Project Manager
Development Services Department

Attachments:

1. Appeal Application
2. Aerial Photo
3. Land Use Plan
4. Project Location Map
5. Draft Findings
6. Draft Permit
7. Peninsula Community Planning Board Project Review Committee
8. Peninsula Community Planning Board Recommendation
9. Notice of Exemption
10. Project Plans

Peninsula Community Plan and Local Coastal Program Land Use Plan



Adopted: July 14, 1987
Last Amendment: 2004

Peninsula Community Plan and Local Coastal Program Land Use Plan



- A Community Plan is not a static document.

Peninsula Community Plan and Local Coastal Program Land Use Plan



- A Community Plan is not a static document.
- Amendments allow changes to the Community Plan as conditions in the community change.

Peninsula Community Plan and Local Coastal Program Land Use Plan



- A Community Plan is not a static document.
- Amendments allow changes to the Community Plan as conditions in the community change.
- PCPB is tasked with providing continuity and oversight needed for an effective and relevant Community Plan.

Peninsula Community Plan and Local Coastal Program Land Use Plan

PROPOSED PCP AMENDMENTS

MULTI-FAMILY USES

- ***Amendment #1***

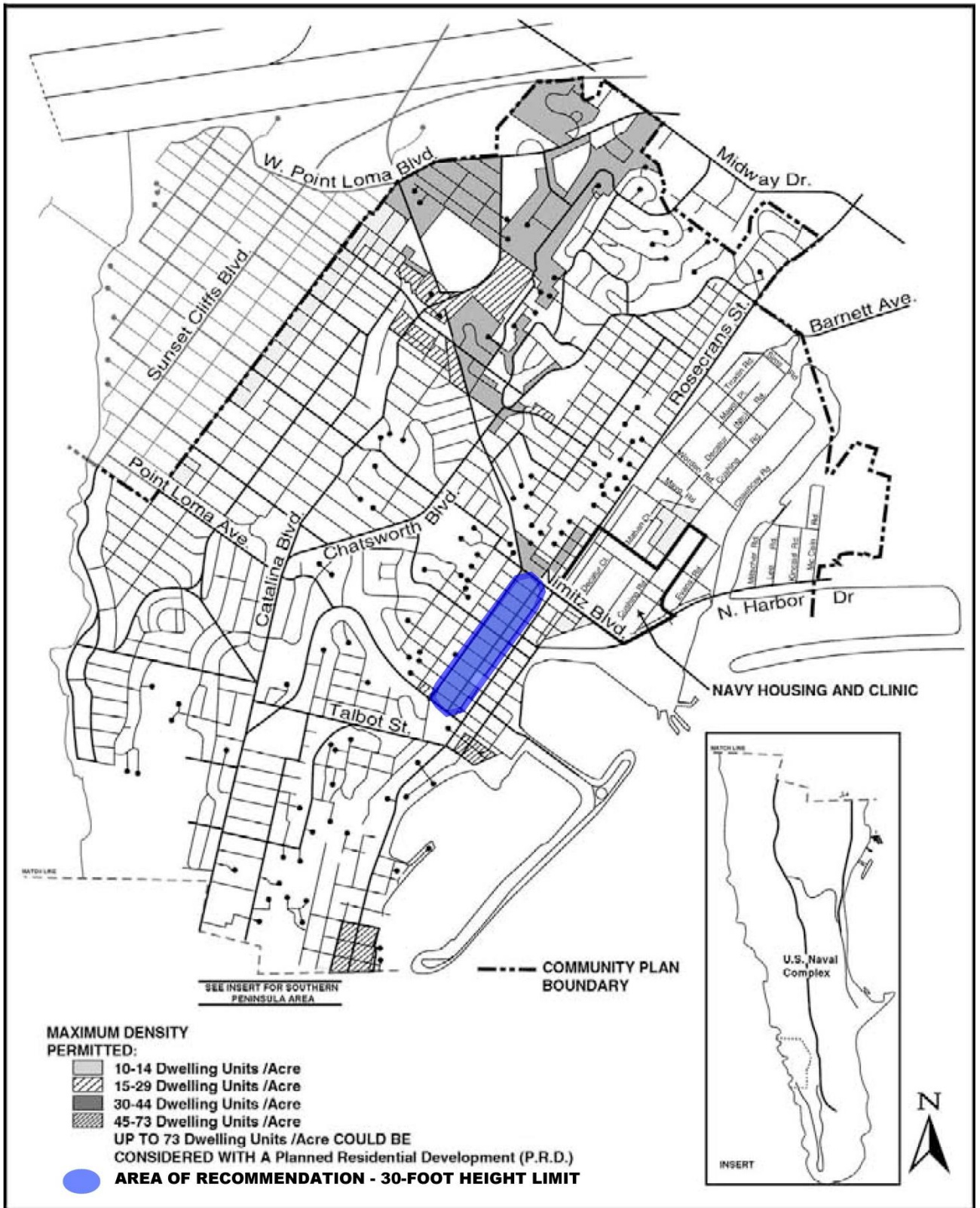
Establish a maximum 30' Base Zone Height Limit for all multi-family zoned property in the Roseville area of the Peninsula Community.

Multifamily housing should be encouraged in areas proximate to transit lines, commercial centers and community services. Infilling and densification in higher-density areas would generally be consistent with existing zoning. Further, given their location relative to transportation routes and shopping facilities, higher-density developments in these areas would increase service convenience, reduce automobile use and possibly facilitate the provision of affordable housing.

The existing and proposed multifamily areas in Peninsula are listed below with recommended densities and zoning designations. Sensitive infill and redevelopment should be encouraged in these areas where development opportunities exist (see **Figure 8**).

- The Kellogg Beach area should be designated for a maximum of 73 du/ac to reflect existing R-600 zoning. However, densities are expected to remain considerably lower than the upper range of this designation due to lot sizes, height restrictions and parking requirements. Only through lot consolidations would the higher densities be feasible.
- A small section of Roseville in the vicinity of Scott and Upshur should be designated for a maximum of 73 du/ac to reflect existing R-600 zoning except for a .39-acre parcel on Shafter between Canon and Upshur which should be designated for a density range of between 15-29 du/ac, reflecting a rezone to RM-2-5. Relatively high densities are acceptable in this area since it is a relatively small area and is well located in terms of commercial/recreational facilities and public transit routes.
- The areas of Roseville east of Rosecrans which are currently zoned R-400 should be designated for community commercial and commercial recreation uses due to the proximity of this area to the bay and other existing commercial/recreation services. This area should be rezoned to CV or C-1. Residential development at up to 29 du/ac may be allowed, however such development should make a portion of the units available for the visitor (e.g., rentals, time-share), and be located above the ground floor commercial/recreation uses.
- The area of Roseville west of the Rosecrans commercial strip and bounded generally by Quimby, Locust, Newell, Nimitz, Evergreen and Canon should be designated for a maximum density of 44 dwelling units per acre and should be zoned R-1, 000 (see **Figure 8** for precise boundaries of this area). Expansion of commercial uses should be prohibited in this area.

Zoning should incorporate a 30-foot height limit for multi-family residential uses on the easterly slopes of Roseville west of Rosecrans' commercial strip and bounded by Nimitz, Evergreen and Canon (see Figure 8). The method of measuring building height should preclude altering of existing grade for the purpose of achieving greater height.



Multi-Family Residential Designations Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

PCP AMENDMENT #1

FIGURE 8
PCP AMENDMENTS
JULY 2016 DRAFT

Peninsula Community Plan and Local Coastal Program Land Use Plan

Anticipated Results of Proposed PCP Amendment #1:

- **Required the City to lower the Base Zone Height Limit from 40' to 30' for all multi-family developments within the Roseville area of the Peninsula Community when calculating structural height in the coastal zone per LDC Section 113.0270.**
 - **Overall Height (Prop D)**
 - **Plumb Line (Base Height Limit)**
- **Elimination of future 4-story multi-family structures in the RM-3-7 zoned properties within the Roseville area.**
- **Proposed PCP Amendment does not change the existing zoning, density, FAR or setbacks requirements within the Roseville area.**
- **Proposed PCP Amendment is independent of City's final determination on measuring height based on Technical Bulletin 5-4.**

Peninsula Community Plan and Local Coastal Program Land Use Plan

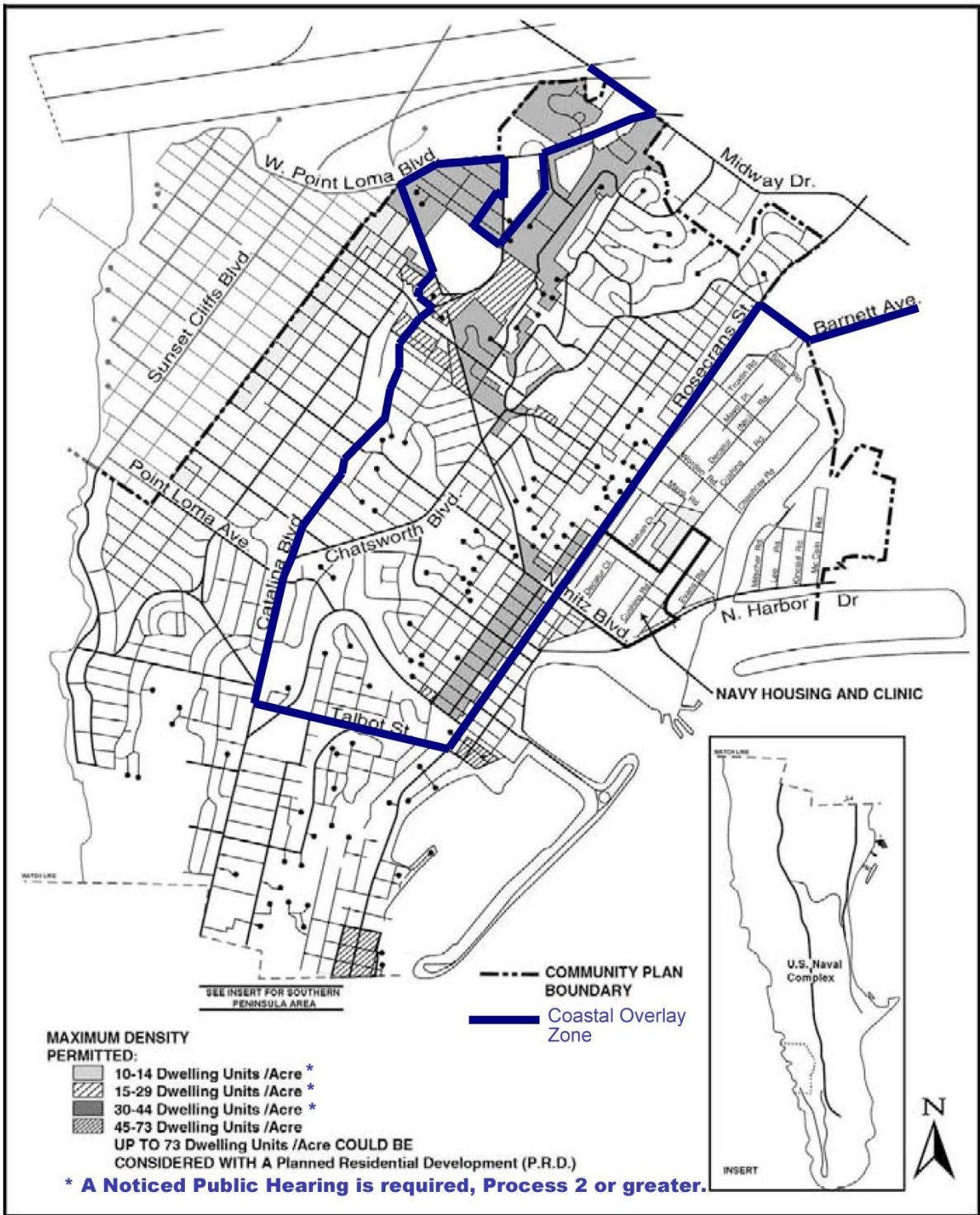
PROPOSED PCP AMENDMENTS

MULTI-FAMILY USES

- ***Amendment #2***

Mandatory design review for all multi-family zoned development throughout the Peninsula Community.

- The Harbor View Apartments at Upshur and Scott should be designated for a senior-oriented housing development with a maximum of 144 units to be permitted and regulated by a Conditional Use Permit. The requirements of the permit should be negotiated and identified as part of the permit process. The concerns and recommendations of the Peninsula Community Planning Board should be carefully considered during the permit process.
- School sites in multifamily areas should be designated for institutional use. They should retain R-3,000 zoning. This would assure that if the schools were no longer needed for educational or other institutional use they would be redeveloped with a land use compatible to the surrounding residential neighborhoods. Schools in multifamily neighborhoods include Correia Junior High, Barnard Elementary and Cabrillo Elementary. A 125-foot strip along Chatsworth Boulevard should retain R-3,000 zoning on the Point Loma High School site which is bordered to the west by a multifamily neighborhood. Increases in residential zoning intensity are not proposed for any of the schools in Peninsula's multifamily neighborhoods because these schools are all located within the area which is highly impacted by noise from Lindbergh Field. The Institutional Overlay Zone should be applied to all public school sites in the community.
- All new multifamily development should enhance the aesthetic quality and character of the neighborhood in which it is located. Development which is out of scale with the neighborhood in terms of building or site design should be avoided. ~~Design review should be pursued when discretionary review is sought.~~ **A noticed public hearing is required "Process 2 or greater" for all new multifamily development.**
- The Navy-retained area on the former Naval Training Center, as well as 37 acres being conveyed to the City, should be designated for an average maximum density of ten units per acre. A mix of single-family, small lot single-family, townhouses, row houses and apartment units are permitted to achieve this overall density. The RT-1-4 and RM-2-5 zones should be applied to the area that falls within the City's jurisdiction.



Multi-Family Residential Designations Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 8

Peninsula Community Plan and Local Coastal Program Land Use Plan

Anticipated Result of Proposed PCP Amendment #2 :

- Require the City to review all multi-family developments as a NUP or NDP (Process 2 or greater) for property zoned RM-1-1, RM-2-5 and RM-3-7 not located within the Coastal Overlay Boundary.
- Within the all areas of the Peninsula Community all multi-family development will require a public hearing.

Peninsula Community Plan and Local Coastal Program Land Use Plan

Action:

- **Support tonight's letter to Mayor's Office regarding 30-foot height determination.**
- **Long Range Planning review and prepare formal request for proposed PCP Amendments for PCPB approval.**
- **Meet with City Officials, Mayor and City Council representatives to review proposed PCP Amendments and request "IMMEDIATE ACTION".**
- **Reach out to community members and similar coastal community groups for input and support.**