



February 15, 2018

Hon. Lorie Zapf
City Council District 2
City of San Diego
202 C Street
San Diego, CA 92101

Planning Department
City of San Diego
202 C Street
San Diego, CA 92101

Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

RE: Roseville Height and Bulk CPIOZ Proposal

Councilmember Zapf and Development Services Department:

The Peninsula Community Planning Board (PCPB) hereby requests that the City of San Diego consider and implement the following actions:

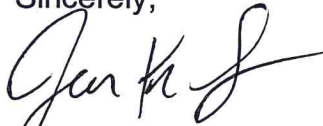
1. A limited amendment to the Peninsula Community Plan which reinforces a community character for the Roseville neighborhood as being no more than three stories within a strict height envelope of thirty feet, and providing images and descriptions of how this standard can be best met;
2. An affirmation within the Peninsula Community Plan that "maximum permitted height" applies to any structure or part of a structure as measured from the lower of existing grade or proposed grade at all points using the "plum line" standard of the Municipal Code without exception;
3. Enactment of a zoning change for the area to put in place a Community Plan Implementation Overlay-B district, which would require discretionary review – and PCPB recommendation -- for any new-construction commercial or multi-family residential project within the Roseville multifamily and commercial zones northwesterly of Rosecrans to Evergreen Street, between the cross streets of Talbot and Nimitz. The review would apply to projects which would exceed 90% of the permitted height and/or 80% of the zone-permitted floor area ratio; and,
4. In coordination with the CPIOZ-B, further amend the Peninsula Community Plan to contain a listing of criteria for the review of projects subject to CPIOZ review, including:
 - a. Criteria for height and bulk mitigation:

- i. Limit or prohibit roof decks to reduce perceived height related to solid railings, umbrellas, furniture, windscreens, etc.
 - ii. Encourage upper floor step-backs and sloping roofs.
 - iii. Encourage screening tree planting in front yard setback areas.
 - iv. Encourage lot aggregation to provide greater design flexibility and greater setbacks from sensitive neighbor structures such as historic and period single family homes.
 - v. Limit or prohibit the use of allowances within RM zones for reduced- or zero-sideyard setbacks.
- b. Criteria for matters other than height and bulk
- i. Parking: Provide parking for the higher of parking demand uses between rental and condominium uses based on unit design.
 - ii. Parking: Take access to required off street parking from alleys, where available.
 - iii. Parking: No tandem or lift parking
 - iv. Parking: Minimize curb cuts to maintain on-street parking
 - v. Minimum secure personal storage requirement
 - vi. Historic District: Review adjacent neighbor buildings for historic significance and adapt design to reduce impacts.

For background on the reason and rationale for these requested actions, please see the attached reports of June 15 and November 16, 2017 which, along with public input and discussion, were considered by the Board.

Thank you for your action on this request.

Sincerely,



Jon Linney, Chair (PCPB)

Attachments

1. LRP Subcommittee Report to the PCPB, June 15, 2017
2. LRP Subcommittee Report to the PCPB, November 16, 2017

Approved by an Action of the Peninsula Community Planning Board on February 15, 2018.