

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Th17c

LCP-6-PEN-17-028-1 (PENINSULA RM BASE ZONE

HEIGHT LIMIT)

JULY, 2017

CORRESPONDENCE



June 15, 2017

California Coastal Commission
7575 Metropolitan Dr # 103, San Diego, CA 92108

Subject: Scheduling of Peninsula RM Base Zone Height Limit Item (Coastal Overlay Zone) for California Coastal Commission Consideration

ATTN: Alexander Llerandi, Coastal Program Analyst II,

As Chairman of the Peninsula Community Planning Board (PCPB), I am writing to you to transmit the will of the PCPB to have the California Coastal Commission schedule the Peninsula RM Base Zone Height Limit item for the next available Coastal Commission Hearing.

Our community has had concerns regarding multiple unit residential development higher than 30 feet above existing grade within the Peninsula community in San Diego City Council District 2. These issues prompted requests for code amendments within the RM base zones.

In response, City Staff proposed to reduce the maximum base zone height to 30 feet on properties within the Peninsula Community Plan area that are located within the RM-2, RM-3, RM-4, and RM-5 base zones; and the Coastal Height Limit Overlay Zone. The proposed change will bring the City's base zone height limits in line with the public expectation that new development will not exceed 30 feet in these areas.

The effective date for implementation of areas located outside of the Coastal Overlay Zone was December 18, 2016. This was enacted following approval from the Peninsula Community Planning Board by 11-0-1, the City of San Diego Planning Commission by 7-0, and the San Diego City Council by 8-1.

While there is still discretionary review of projects within the Coastal Overlay Zone by our board and the City of San Diego, we ask that you schedule this item for the next meeting of the California Coastal Commission to ensure immediate and consistent enforcement of the 30 foot height limit across the RM zones of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Linney", is written over the typed name.

Jon Linney, Chair (PCPB)

Approved by an Action of the Peninsula Community Planning Board on 15 June 2017.