



## Ocean Beach Planning Board

4876 Santa Monica Avenue #133, San Diego, CA 92107  
oceanbeachplanning.org

February 7, 2019

Jennifer Campbell, District 2  
City Administration Building  
202 "C" Street, 10th Floor  
San Diego, CA 92101

### **Re: Transit Priority Area (TPA) Multifamily Parking Proposal**

Councilmember Campbell:

The Ocean Beach Planning Board has reviewed the above proposal, and after careful deliberation and community input, our recommendation to City Council is as follows:

The TPA proposal is not an appropriate solution to the housing and public transit problems in our community and should not be approved. If the proposal is approved, we recommend the following:

- Exclude the Beach Impact Area from the ordinance.
- Earmark RCTIP funds from these developments for public transportation.
- Developments that elect to provide parking should be exempt from also providing transportation amenities.
- Explore how leftover money from the parking improvement districts can be spent on helping with travel amenities in TPAs.

Our reasoning is as follows:

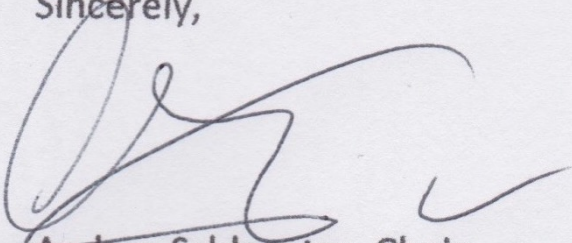
Parking in our beach neighborhoods is already heavily impacted due to a combination of tourism, older developments without on-site parking, and overflow from under-parked commercial uses. Eliminating parking requirements on new residential projects would negatively impact our neighborhood and may violate Coastal Commission policies of ensuring visitor access to our coast.

The beach areas, and many other San Diego neighborhoods, are currently underserved by public transportation. The City Council should focus on improving transit options before allowing developments without parking. The proposal goes beyond what was approved in Seattle and Portland, despite our less robust public transit system.

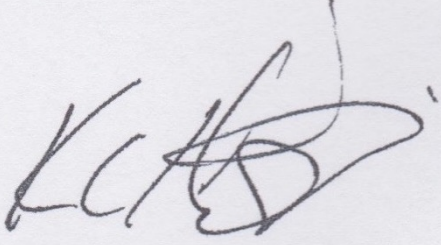
The approach of this one-size-fits-all policy is flawed and not compatible with Ocean Beach, and likely other low/medium density multi-family residential neighborhoods.<sup>1</sup> Removing parking requirements here would not result in increased housing, as builders already build to maximum unit density.

Thank you for your consideration.

Sincerely,



Andrea Schlageter, Chair



Kevin Hastings, Vice Chair

cc: Councilmember Barbara Bry, District 1

*Approved by an Action of the Ocean Beach Planning Board on February 6<sup>th</sup>, 2019*

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<sup>1</sup> All residential zones in Ocean Beach are multifamily, and while OB is not currently within the proposed TPA map, we anticipate it will be in the near future.