

Petition to Support the Ocean Beach Community Plan

At its May 29, 2014 hearing, the San Diego Planning Commission attempted to undermine the intent of the Draft Ocean Beach Community Plan. Their recommended change removed references to OB's Floor Area Ratio (FAR), a code element followed for over 30 years which has been crucial to OB's small-scale character. FAR is a limit on the allowable square footage of development on a lot. The Planning Commission's revision could expose OB to bulky overdevelopment. The Draft Community Plan is the result of broad community participation and consensus, and is endorsed by the following organizations: **OB Planning Board, OB Town Council, OB Mainstreet Association, OB Historical Society, Friends of the OB Library, OB Community Foundation, OB Community Development Corporation.**

Background: The Community Plan Update identifies OB as a small-scale coastal village and further expresses General Plan policies in OB through the provision of site-specific recommendations that implement the City of Villages strategy. Recommendations in the Plan are intended to encourage new development which **minimizes intrusions** and maximizes public views. Such recommendations include utilizing upper story setbacks, gable alignment with view corridors, and avoiding "walling off" public views.

By signing this petition you are stating you support the language of Recommendation 4.2.9 contained in the current Draft OB Community Plan, which was agreed upon by community groups and the City Attorney's office, rather than the weaker language recommended by the Planning Commission.

Current Draft – Recommendation 4.2.9 (with footnote):

4.2.9 Maintain the community's small-scale character and avoid exceptions to established Floor Area Ratios to the greatest extent possible under the law.⁽¹⁾

(1) Existing regulations specify FARs of 0.7, 0.75, 1.80, and 2.0 for the RM-2-4, RM-1-1, RM-5-12. and CC-4-2 zones, respectively.

San Diego Planning Commission Recommended Change (footnote removed):

4.2.9 Maintain the community's small-scale character and evaluate exceptions on a case by case basis to achieve the goals of the residential guidelines.

Name	Address	Signature
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The San Diego City Council will decide which language to adopt on Monday June 30th at 2pm.
Please come show support for the Community Plan! 202 C Street, 12th Floor

- Ways to submit this petition: (A) By mail by June 25 to OB Planning Board, PO Box 7090, San Diego CA 92167**
- (B) Scan and send electronically by June 29 to petition@oceanbeachplanning.org**
- (C) Drop it off no later than June 29 at the Dog Beach Dog Wash, 4933 Voltaire St, San Diego CA 92107.**

Name	Address	Signature
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