



City of San Diego
Development Services
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Development Permit Appeal Application

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Board of Zoning Appeals
- Appeal of a Hearing Officer Decision to revoke a permit
- Process Four Decision - Appeal to City Council

2. Appellant Name Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

The Peninsula Community Planning Board
 Address: 461537 Rosecrans St, Ste. D, San Diego, CA 92106 Telephone: (619) 665-3210

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Upper Voltaire, Michael Stevens

4. Project Information

Permit/Approval Being Appealed & Permit/Approval No.: 58800 + 50' 42-3804	Date of Decision: 7/20/06	City Project Manager: Cory Wilkinson
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Decision (describe the permit/approval decision):

Planning Commission approved the project

5. Reason for Appeal

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

Description of Reasons for Appeal (Please relate your description to the allowable reasons for appeal noted above. Attach additional sheets if necessary.)

Traffic impacts

- The traffic document presented to the Peninsula Community Planning Board and to the Planning Commission, to influence votes in favor of the project, was misrepresented as a "traffic impact study." A formal traffic impact study is now needed to give all the decision makers accurate information on which to judge the impact of this project.
- Replacing the light at Wabaska and Voltaire with a three-way stop sign makes no sense because Voltaire carries 13,400 cars a day at that location and Wabaska only carries 2800.
- Adding more traffic to Whittier Street and Catalina Blvd. will negatively affect a street already at a Level of Service of E and F. The ADT for this area is from 14,500 to 20,500 for a street with a design capacity of 10,000 ADT now. The developer's striping proposal will not solve this problem.
- The project proposes two alternative traffic mitigation measures for Voltaire St., a new median with a left turn pocket into the project or a new center turn lane. The choice has not been made. Neither has been selected. A median would be unacceptable.
- The parcel of land is small and is geographically constrained as it faces only one city street, Voltaire. Voltaire is a very busy connector street in this area, there are no easy or nearby alternatives.

Density and Scale

- This parcel of land is too small for 28 residential units and six businesses.
- There is an abundance of dense multi-family housing along this corridor, more will only add more pressure to the neighborhood in what already is a 'bottleneck.'
- Six new businesses will only have 1.17 parking spaces each for clientele.
- The surrounding area will have to absorb parking for people visiting the businesses and residences. Parking on neighboring streets is already a major problem.

Safety

- This area is becoming so impacted that fire department, paramedic, and police response times are being affected.
- This area is already a serious traffic hazard zone before adding the impact of this project. Accidents, serious accidents, are a common occurrence at Catalina and Voltaire.
- This corridor is a "Class 3 Bike Lane," the only level path to the beaches. The width is unsafe for Bicycles with either new 'mitigation.'

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Cynthia Longer, Chair, PCPB Date: 7/24/06

Note: Faxed appeals are not accepted.