

PBPB EcoDistrict Sub-Committee
BATSP – Meeting #2
May 15, 2018
PBMS Library
Brief Overview of Discussion and Action Items

Attendees:
Kristen Victor – Chair
Steve Pruett
Chris Brewster
Don Gross
Nicole Burgess
Carolyn Chase
Ed Gallagher
Henish Pulickal

4:15 Called the meeting to order

Public Comment: Don Gross – City of SD BASTP Boundary Map is inaccurate; Kristen Victor- May 19th 1-3 @ MBHS Community Town Hall Meeting specific to the BATSP

Kristen asked each person in attendance to take 3 minutes and describe their vision of the future of the designated area in the BASTP.

Steve Pruitt:

An entire ecosystem with a footprint. Start with a vision in mind. A first big step in an entire vitalization.

Within the footprint is the tourist access to the beach. Tourist and visitor access. Lost in the entire BASTP plan. Reduce vehicle traffic, from events,

Stresses on the area of the area regardless of what we do on the footprint. Frustrated by mobility and access that fosters growth both

Chris Brewster:

Rose Creek and East Mission Bay Drive as an enormous opportunity for residential use. Endorse and increase over the 30' height limit. Good public transit in the area.

Merge 56, self contained, as a model. Shopping, park area/green space, retail, entertainment

Walkable, transit oriented community. Fully endorse the concept of density near transit stops. So close to MB.

Main focus PB locals get to transit stop where many people can get to the transit stop.

Don Gross

Clarify the boundary map

Nicole Burgess:

Stay focused on the opportunity

Cultural trail, ecosystem, ecofriendly, proper amount of density Holistic approach Coastal Commission
Prop D Workforce housing Access to PB, La Jolla, Creating connections

Carolyn Chase:

EIR - address the EIR

Prop D cannot be changed without the voters

Performance of transportation

Great Design

Building envelope

Connectivity to the MB Park

Rose Creek as designated park land as part of this plan update Remove all of the paper streets

Addresses the historical problems, including Sidewalk to the residences to the transit station

Ed Gallagher

Unique area

Proximity to LJ, UCSD and other surrounding areas Higher limits with open park space

Autonomous vehicles in support of

Concerned about the obstacles

Henish Pulickal

Stranded assets

Huge waste of money in the transit

Reason: for it is self-preservation of government agencies

Encourage density- height limit increase, upzoning

Address On ramp and off ramps to the 5 freeways

Kristen Victor

A tremendous opportunity to integrate EcoDistrict principles around mobility, housing and the environment by creating a community village with appropriate planning and by creating a balance of housing, commercial and light industrial. Engage the visitors and residents with safe mobility options to move around Pacific Beach and our neighboring communities. Allow the area to unfold into an equitable, resilient model for the greater San Diego around TOD. Prioritize place, prosperity, connectivity, health +wellbeing, living infrastructure and regenerative restoration.

Housing:

Do we want to increase density, we will not be opposed to increase the height limit with an appropriate height limit Adequate easements , connectivity, Recommended visitor serving uses (ask Michael if they are allowed in the new plan) Recommend do not allow self-storage units Residential, commercial and Light industrial - double check the square footage allotment. Balanced approach of uses.

Action Item: Increase residential density within the height limit Increase limit

Favor 4 - Kristen, Ed, Nicole, Chris; Against 2 - Caroline, Steve ; Abstain 1 - don gross

Environment:

Dedicated parkland for Rose Creek

Rose Creek Watershed plan

Puts in in the protection of the City of SD to chip away.

Habitat, wildlife

Pocket parks - create community with park land interior, Adequate set backs

Sidewalks

Recommendation the PBPG to review the required transportation mitigations along Balboa and specifically look at the ones not be recommended at by staff. PBPG recommendation is the action item.

14 of the 17 required mitigations are not being applied, Planners are only applying 3 of the Required mitigations

Mobility:

Aggressively pursue grants to

City to actively pursue a i.e. Tiger Grant, Sandag smart growth to address Conner i elite to make 4 connections Safe routes to Trolley station the first day the Trolley starts by

-Recommend the widening of the widening of the underpass at Balboa as a defined CIP. Put into the CIP funded and built.

-pedestrian overpass /tunnel/skyfairing

-transforming E Mission Bay Drive and connecting it to DeAnza -sky Rose Creek connect on the north side Rosewood connection on the south side

Protected facility down Garnet Avenue

Underpass, tunnel, sky fairy

Eliminate street parking along E Mission Bay Drive (ask Michael) endorse a protected facility Must stop on red E Mission Bay Drive to 5N

Action Item: Approve for Kristen Victor and Caroline Chase to draft the collective agreed strategies Housing, Mobility and Environment specific to the PB EcoDistrict principles to present to the PBPG Board on May 23, 2018

Favor: 6 ; Abstain: 1 Don Gross

6:30 meeting was concluded